



Helping *you* move



## 35 Lintin Close, Bratton

A spacious three storey, four Bedroom Detached House with nicely presented accommodation throughout and a pleasant tree lined aspect to the front. Located close to St Peters Primary School and for the neighbourhood amenities in Admaston and Shawbirch and convenient for Wellington Market Town

Offers in the Region of

**£387,000**



# 35 Lintin Close, Bratton, Telford, Shropshire, TF5 0DS.

## Overview

- Three storey Detached House
- Lounge
- Kitchen / Diner
- Utility Room, Cloakroom
- Master Bedroom with En-suite
- Three further Bedrooms
- Bathroom
- Double Garage, Driveway
- Neat Gardens
- Gas CH, Double Glazing
- EPC C, Council Tax D



## Location

Situated in the locality of Bratton approximately one mile from the Village of Admaston with a range of local shops. St Peters School in Bratton is conveniently situated just a short walk away from the property as is the Silkin Way which provides beautiful walks to the nearby Dothill Nature Reserve. Approximately two miles away is the Historic Market Town of Wellington offering a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations, a range of Primary and Secondary Education facilities, Telford College and Wrekin College. Access to the M54 via junction 6 is approximately three miles distant which offers access towards Shrewsbury to the West and Telford Town Centre to the east, with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation.

## Brief Description

The property is approached at the front over a paved path into the Entrance Hall with stairs to the first floor and Cloakroom off. To the right is the Kitchen / Diner with windows to the front and side, French doors out into the garden; there are a range of drawers, base and wall mounted units to the Kitchen area along with complementary working surfaces, inset 1.5 bowl sink unit, under counter space for two appliances, built-in double oven and gas hob; door into the Utility with provision for two appliances, door providing access onto the driveway. The Lounge has a dual aspect to front and side.

Stairs ascend to the first floor Landing - Bedroom One has a dual aspect to front and side, door into the En-suite with three piece white suite.





Bedroom Two is also on this floor along with the Bathroom which provides a three piece white suite. A further staircase ascends to the second floor where you will find two further Bedrooms, both with a built-in cupboard, roof window and both enjoying front and side aspects. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a tarmac driveway on the left just before the tributary road - this provides off road parking and leads into the double Garage with up-and-over doors and a pedestrian door into the rear garden. The front garden is laid to lawn with established borders and further gravelled border edging the boundary and tributary road. The side rear garden has a decked patio, lawned garden and established shrub borders.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band D

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

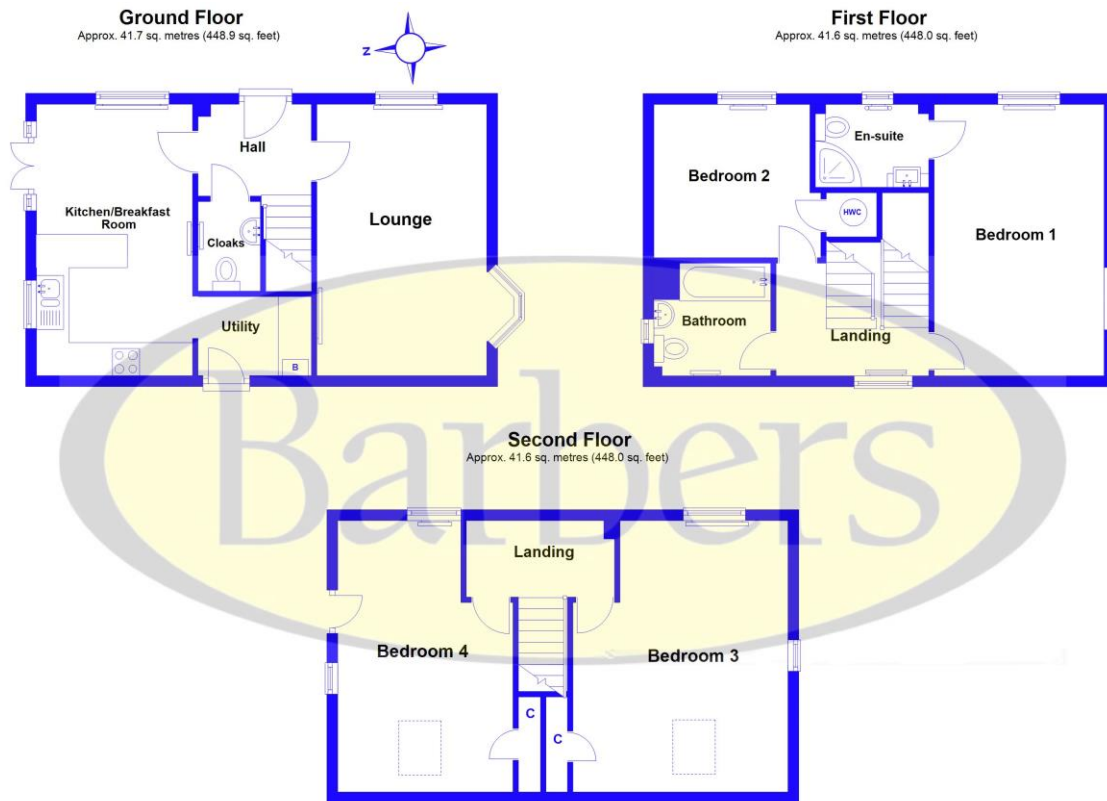
#### DIRECTIONS

From Morrisons roundabout in Wellington proceed along Spring Hill and take the second right into Admaston Road - continue for approximately 1 mile into the Village and at the crossroads continue straight across into Bratton Road, following it round to the fork, then take the right hand turning to remain on Bratton Road. Take the next right into Whiteway Drive. Take the turning into Lintin Close on the right hand side, then take the left hand turn and continue to the end - no. 35 will be found on your left hand side at the start of the tributary road which also serves the 3 neighbouring properties.

**METHOD OF SALE** For Sale by Private Treaty.

WE35928.300724

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software.

35 Lintin Close, Bratton, Telford

All measurements quoted are approximate:

LOUNGE 16' 5" x 10' 3" (5m x 3.12m)

KITCHEN / DINER 16' 5" x 9' 4" (5m x 2.84m)

UTILITY ROOM 6' 8" x 4' 7" (2.03m x 1.4m)

CLOAKROOM 5' 7" x 3' 7" (1.7m x 1.09m)

BEDROOM ONE 16' 5" x 10' 3" (5m x 3.12m)

EN-SUITE 6' 7" x 5' 0" (2.01m x 1.52m)

BEDROOM TWO 9' 6" x 9' 4" (2.9m x 2.84m)

BATHROOM 7' 4" x 6' 8" (2.24m x 2.03m)

BEDROOM THREE 16' 6" x 10' 7" (5.03m x 3.23m)

BEDROOM FOUR 16' 6" x 13' 7" (5.03m x 4.14m)

DOUBLE GARAGE 18' 8" x 17' 6" (5.69m x 5.33m)



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If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

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Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

**Barbers**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.