



Helping *you* move



6 Rose Crescent, Wellington

A nicely presented Semi-Detached House offering two reception rooms, three Bedrooms and an attractive rear garden, with driveway and garage. Conveniently located on the outskirts of Wellington, a traditional market Town.

Offers in the Region of

£217,500

6 Rose Crescent, Wellington, Telford, TF1 1HT

Overview

- No Upward Chain
- Semi-Detached House
- Lounge and Dining Room
- Fitted Kitchen
- Ground Floor Shower Room
- Three Bedrooms
- First Floor Shower Room with separate toilet
- Gas CH, Double Glazing
- Driveway Parking and Garage
- Attractive Rear Garden
- Viewing Recommended
- Freehold. EPC: C. Council Tax B



Location

Conveniently placed for walking or driving access into Wellington Town Centre with its traditional market, local shops, Leisure Centre, Bus and Railway Stations. There are a variety of education facilities within the immediate area including Wrekin College and Telford College. Junctions 6 or 7 of the M54 are both approximately 1 mile distant and give access to Shrewsbury in the west and Telford Town Centre and the West Midlands Conurbation in the east.

Brief Description

Offered for sale with no upward chain, this well presented semi-detached house offers accommodation ideal for first time buyers or the growing family. Entering from a storm porch into a through hall with stairs to the first floor, window to side and under stairs storage cupboard. A sliding glazed door opens into the Lounge with bay window to the front, gas fire and archway leading into the dining room which has sliding patio doors giving access to the patio and a useful serving hatch into the breakfast kitchen. The generously proportioned kitchen has been fitted with a range of base and wall mounted units with complementary working surfaces. There is space for a freestanding cooker, and upright fridge freezer. There is also space and plumbing provision for a washing machine. Door into the hall and, through an archway access to the rear garden and the ground floor shower room, fitted with a corner shower, close coupled WC and wash basin



Stairs ascend to the first floor landing with window to side, access to loft space and linen cupboard. Bedroom one overlooks the front garden with a bay window. Bedroom two enjoys views over the rear garden and amenity land beyond. Bedroom three also has a front aspect window. The refitted shower room has a modern white suite with walk-in shower and wash basin set into a vanity unit. There is a separate WC adjacent. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached by foot over a block paved walkway with attractive enclosed garden to the front. The rear driveway and garage is accessed over the council lane, leading to the amenity field. The rear garden is a most attractive feature, having a large patio seating area, shaped lawn and well stocked borders of shrubs and perennials.



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. The property is Council Tax Band B.

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

DIRECTIONS

From the office in Wellington proceed into Market Street and at the traffic lights turn left onto Bridge Road and at the traffic lights proceed straight through to the mini roundabout and turn right into Wrekin Road. Take the first left into Roseway and follow the road along, take the first right into Rose Crescent - at the head of the road turn right and the property will be found in front of you towards the left corner.

METHOD OF SALE For Sale by Private Treaty

WE35934.270724

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.
Made with Metropix ©2024



All measurements quoted are approximate:

LOUNGE 12' 9" (14' 1" into bay) x 12' 3" (3.89m x 3.73m)

DINING ROOM 10' 10" x 8' 4" (3.3m x 2.54m)

KITCHEN 11' 7" x 10' 5" (3.53m x 3.18m)

GROUND FLOOR SHOWER ROOM 7' 0" x 3' 4" (2.13m x 1.02m)

BEDROOM ONE 12' 10" (14' 9" into bay) x 11' 5" (3.91m x 3.48m)

BEDROOM TWO 11' 5" x 10' 7" min (3.48m x 3.23m)

BEDROOM THREE 8' 2" max x 7' 6" max (2.49m x 2.29m)

SHOWER ROOM 7' 4" x 5' 5" (2.24m x 1.65m)

WC 4' 6" x 3' 1" (1.37m x 0.94m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

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

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



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.