



Helping *you* move



20 North Road, Wellington

A smartly presented Semi-Detached House having refurbished accommodation throughout to provide a modern refitted Kitchen / Diner, Three Bedrooms and off road parking. Offered for sale with no upward chain and conveniently placed for a range of local shops and education facilities.

Offers in the Region of

£230,000

20 North Road, Wellington, Telford, Shropshire, TF1 3ED.

Overview

- Semi-Detached House
- No Upward Chain
- Refurbished & Smartly Presented
- Lounge
- Kitchen / Diner
- Cloakroom / Laundry
- Three Bedrooms
- Bathroom, Gardens
- Driveway Parking
- Gas CH, Double Glazing
- EPC D, Council Tax B



Location

Situated in the established residential area of Wellington, an Historic Market Town, the property is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Within easy reach, there are a range of Primary and Secondary Education facilities such as the Charlton School, Telford College and Wrekin College. Access to the M54 via junctions 6 and 7 to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation or access towards Shrewsbury in the West.

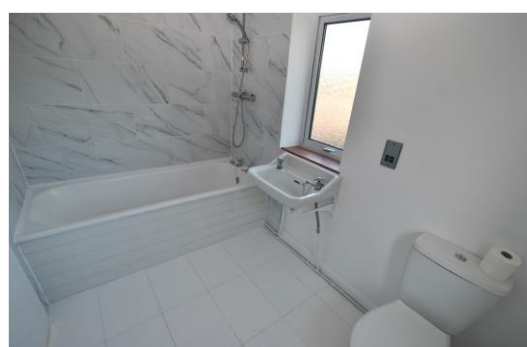
Brief Description

Offered for sale with no upward chain, this semi-detached House has been refurbished and improved throughout by the current owners to provide smartly presented accommodation ready for immediate occupation. Entering into the through Hall with window and stairs to the first floor. Off to the left is the Lounge with a window to the front and feature chimney breast with mantle and open fire space having a tiled surround; beautiful flooring of tiles and laminate blending together. The Kitchen Diner is located to the rear - two windows overlooking the rear garden, refitted drawers, base and wall mounted units with complementary working surfaces incorporating a 1.5 bowl sink unit, integrated oven with gas hob and extractor over.



A door leads into the side passageway which runs from the front to the rear of the property - under stairs storage cupboard; door into the Cloakroom with modern white two piece suite and plumbing provision for a washing machine. Stairs ascend to the first floor Landing with window on the side, useful cupboard and access to loft space. There are two double Bedrooms and one single Bedroom. The Bathroom has a white three piece suite. Internally, the accommodation benefits from double glazing and gas central heating with a newly installed boiler.

Externally, the property is approached over driveway parking. A path leads to the entrance door and there a variety of established bushes and trees within the garden, external power connected. The rear garden has a patio area with steps up to the main body of the garden. Full Planning Permission has been granted for the erection of a single storey rear extension - Application No. TWC/2024/0210.



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 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

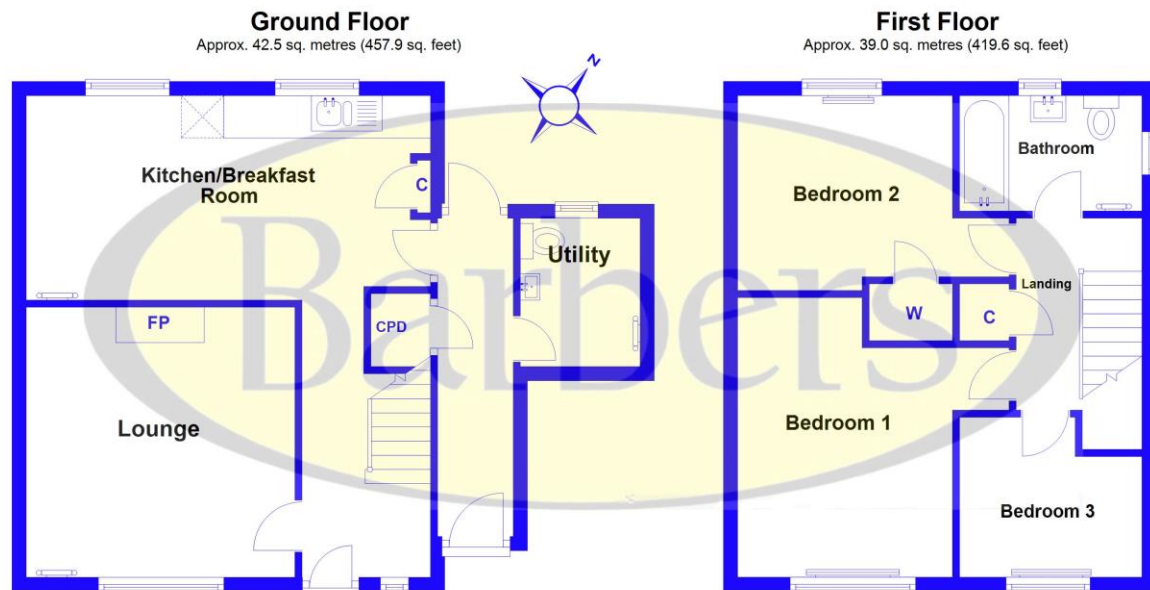
From Junction 7 off the M54 turn right onto Holyhead Road, turn left onto Haygate Road, at the junction turn right onto Bridge Road, at the roundabout take the 2nd exit onto Spring Hill and then take the 1st right onto North Road. The property is on the left hand side before the turning to Tern Way.

METHOD OF SALE

For Sale by Private Treaty.

WE36684.060325

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
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20 North Road, Wellington, Telford

All measurements quoted are approximate:

LOUNGE 12' 5" x 12' 4" (3.78m x 3.76m)

KITCHEN / DINER 18' 8" x 9' 2" (5.69m x 2.79m)

CLOAKROOM / LAUNDRY 6' 8" x 5' 5" (2.03m x 1.65m)

BEDROOM ONE 11' 10" x 9' 8" (3.61m x 2.95m)

BEDROOM TWO 9' 9" x 9' 0" (2.97m x 2.74m)

BEDROOM THREE 8' 7" x 7' 9" (2.62m x 2.36m)

BATHROOM 8' 5" x 5' 5" (2.57m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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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.