



Helping *you* move



## 22 Wellington Road, Horsehay

This attractive Victorian Cottage has been much improved and modernised by the current owners and provides Two Bedrooms, Two Reception Rooms and a long rear garden. Conveniently located in this popular residential locality.

Offers in the Region of

**£190,000**

# 22 Wellington Road, Horsehay, Telford, TF4 3BT

## Overview

- Victorian Terraced Cottage
- Well presented throughout
- Lounge, Dining Area
- Attractive Kitchen
- Cellar
- Shower Room
- Two Bedrooms
- Long Rear Garden
- Gas Central Heating
- Double Glazing
- On street parking
- EPC C, Council Tax B



## Location

Situated in the popular area of Horsehay, within close proximity to the World Heritage Site of Spring Village and approx. 3 miles from the Historical Ironbridge. Excellent transport links to Telford, Shrewsbury and the West Midlands Conurbations via the M54, which is approximately 3 miles from the property. The property stands some 2 ½ miles from Telford Town Centre, which offers a modern range of shopping and leisure facilities.

## Brief Description

This charming Victorian Terraced Cottage offers deceptively spacious accommodation throughout, having been much improved by the current owners. Entering into the Lounge with window to the fore and attractive feature Inglenook; a door provides access into the Dining Area, again with a feature Inglenook and useful cupboards to either side, a door gives access to the stairs down to the Cellar. The Kitchen flows from the Dining Area and enjoys an attractive range of drawers, base and wall mounted units, complementary working surfaces and breakfast bar, integrated oven and hob, provision and space for a washing machine and slimline dishwasher; a lovely light and airy room with roof light, windows and French doors enjoying views over the rear garden.



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From the Dining Area, stairs ascend to the first floor with access off to the left into the Shower Room with enclosed shower cubicle, toilet and wash basin. Bedroom One overlooks the front and has stunning views to the Wrekin in the distance; Bedroom Two is on the rear and benefits from two sets of built-in wardrobes. The accommodation benefits from gas central heating and double glazing.

The property has a gravelled frontage with brick boundary wall. There is a side access gate into the rear serving no.22 and it's neighbour to the right. The rear garden has a patio area and lawned garden with adjacent pathway running the whole length of the long garden - this is predominantly laid to lawn with a central border and then at the very bottom, standing suitable for a greenhouse and a brick built shed.



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

#### DIRECTIONS

From junction 6 off the M54 take the A5223 Lawley Drive towards Lawley. At the traffic lights proceed straight ahead and at the island take the 3rd exit onto Wellington Road (A5223). At Horsehay roundabout take the second exit into Bridge Road and then right into Bridge Road again and proceed to the roundabout - carry on straight over into Wellington Road and the property will be found along on the left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE36921.021224

**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.



All measurements quoted are approximate:

**LOUNGE 12' 4" x 11' 0" (3.76m x 3.35m)**

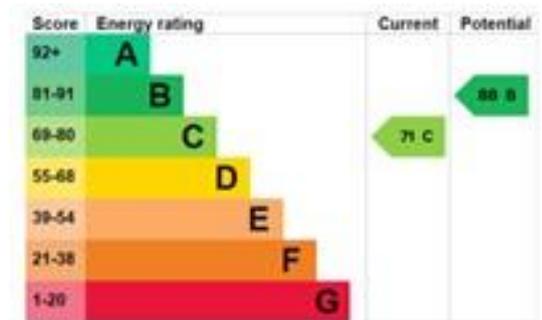
**DINING AREA 11' 2" x 7' 3" (3.4m x 2.21m)**

**KITCHEN 9' 7" x 9' 7" (2.92m x 2.92m)**

**BEDROOM ONE 12' 4" x 11' 0" (3.76m x 3.35m)**

**BEDROOM TWO 11' 0" x 9' 3" (3.35m x 2.82m)**

**SHOWER ROOM 11' 0" x 4' 8" (3.35m x 1.42m)**



## 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](mailto: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.