



Helping *you* move



30 Haygate Drive, Wellington

This traditional, spacious, detached family home has beautifully presented and elegantly styled accommodation throughout including four bedrooms (one being an en-suite ground floor bedroom) and a full depth lounge/diner. Conveniently located just a short distance from the market town centre, schools and numerous countryside walks.

Offers in the Region of

£375,000

30 Haygate Drive, Wellington, Telford, TF1 2BY

Overview

- Traditional detached house
- Full depth lounge/diner
- Spacious breakfast kitchen
- Ground floor reception room with cloaks/WC and shower room (could be used as an annexe)
- Three generous bedrooms
- Modern family bathroom
- Generous garden to rear
- Block paved driveway parking
- uPVC Double Glazing, Gas CH
- Freehold, EPC D, Council Tax E



Location

Situated close to Bowring Park and access to popular walks amongst the Ercall and Wrekin; the Historic Market Town of Wellington is just a short distance away, offering a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. There are a range of Primary and Secondary Education facilities, Telford College and Wrekin College close by. The M54 (junction 7) is only 0.5 miles away, offering access towards Shrewsbury to the West and Telford and the West Midlands Conurbation to the East.

Brief Description

This attractive detached family home retains many period features, offering tastefully presented accommodation throughout, ideal for the growing family. The property is entered from the front, into the spacious Entrance Hall with original parquet flooring and stairs to the first floor. To the left a door opens into the full depth lounge/diner, also finished with parquet flooring and benefitting from a front aspect bay window in the lounge area to the fore, which also features a traditional recessed fireplace with wood burning stove. Through the decorative archway from the lounge is the rear aspect dining space, with sliding patio doors to the garden. At the end of the hall is situated the generously proportioned breakfast kitchen fitted with a comprehensive range of base and wall mounted cupboards, with inset gas hob, mid level oven and integrated fridge freezer. To one side is space and plumbing provision for a washing machine and tumble drier, or dishwasher if preferred. This room remains light and bright, with a side aspect window and rear aspect glazed door with adjacent window to the garden.



To the right of the front door is the through cloaks/WC, which gives access into the third reception room / fourth bedroom, having both front and rear aspect windows. Off this is a useful shower room, making this an ideal space for use as an annex if desired.

Turned stairs ascend up to the first floor Landing with window to the side and access to the loft storage space. Bedroom one has a front aspect bay window with good range of built-in wardrobes the length of one wall. Bedrooms two and three are both looking out over the rear garden, with bedroom three having a built-in storage cupboard. The modern family bathroom features a white three piece suite and front aspect window, finished with laminate flooring and a chrome ladder towel radiator. The accommodation benefits from gas central heating and uPVC double glazing throughout. Externally, the property is approached over a block paved driveway providing parking space for several vehicles, with the remaining front garden laid to an established border of shrubs and trees. A gateway to the side of the property leads into the fully enclosed rear garden, being majority laid to lawn with patio seating area and spacious timber 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 E (currently £2,480.83 for 2024/25)

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 proceed along Holyhead Road towards Wellington, at the traffic lights turn left into Haygate Road and then second right into Haygate Drive – at the junction, bear left, following the road round to the right, where no.30 will be found on the right hand side after a short distance.

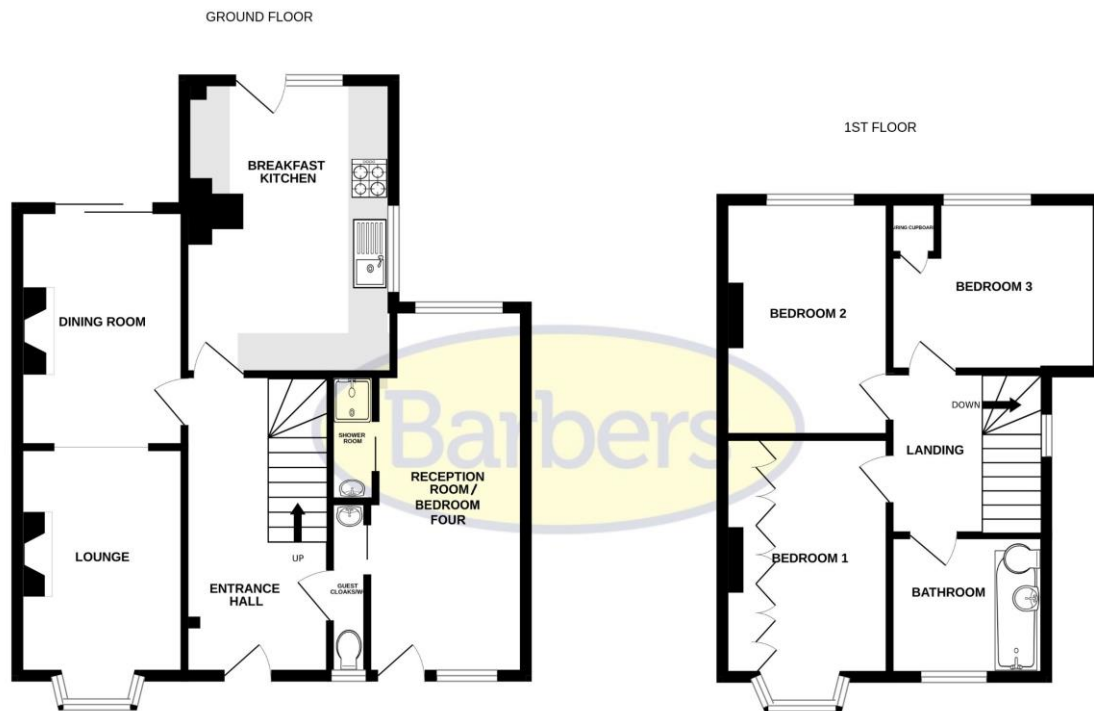
METHOD OF SALE

For Sale by Private Treaty.

WE37299.040225

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.



TOTAL FLOOR AREA: 1291sq.ft. (119.9 sq.m.) approx.
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All measurements quoted are approximate:

LOUNGE/DINER 23' 0" x 11' 10" max (7.01m x 3.61m)
(LOUNGE AREA 11' 11" x 11' 10" (3.63m x 3.61m))
(DINING AREA 11' 11" x 10' 11" (3.63m x 3.33m))

BREAKFAST KITCHEN 15' 5" max x 10' 5" max (4.7m x 3.18m)

RECEPTION ROOM THREE / FOURTH BEDROOM 18' 5" x 7' 10" max
(5.61m x 2.39m)

SHOWER ROOM 8' 2" x 2' 4" (2.49m x 0.71m)

CLOAKS/WC 8' 3" x 2' 9" (2.51m x 0.84m)

BEDROOM ONE 11' 11" x 9' 7" to wardrobe fronts (3.63m x 2.92m)

BEDROOM TWO 11' 11" x 11' 10" (3.63m x 3.61m)

BEDROOM THREE 10' 6" max x 8' 4" max (3.2m x 2.54m)

FAMILY BATHROOM 7' 10" x 7' 0" (2.39m x 2.13m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	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
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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.