



Helping *you* move



24 Teme Avenue, Wellington

This three bedroomed semi detached house is available with no upward chain and sits on a lovely plot, elevated from the road.

Offers in the Region of

£210,000

24 Teme Avenue, Wellington, Telford, TF1 3HU.

Overview

- Semi-Detached House
- No Upward Chain
- Lounge, Dining Room
- Sun Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gardens to front & rear
- Garage and Driveway parking
- Gas CH, Double Glazing
- EPC D, Council Tax B



Location

Situated close to Dothill Nature Reserve which comprises a wonderful walking area around Dothill Pool, Tee Lake and over the fields stretching towards Donnerville. There is a handful of shops including a Post Office and Public House approximately half a mile from the Bungalow and also Primary and Secondary Schools. The Historic Market Town of Wellington is approximately 1.5 miles distant and offers a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Access to the M54 via junction 6 to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or junction 7 offers access towards Shrewsbury in the West

Brief Description

Entered from the front, the through hallway features a useful storage cupboard to the right, with open stairs rising to the first floor and feels a bright and airy space. To the left is the front aspect lounge, with a fireplace housing the gas fire with back boiler. Double doors open to the dining room which in turn, has sliding patio style doors opening into the sun-room, a lovely space to enjoy the garden in all weathers.

The rear aspect kitchen is fitted with a range of base and wall mounted units, having contrasting work tops and complementary tiling. There is space and plumbing provision for a dishwasher and space for a freestanding oven. An open storage cupboard provides space for a freestanding fridge freezer. A part glazed courtesy door to the rear garden provides additional light into this bright room.



To the first floor, the landing features a side aspect window and loft hatch space, as well as an airing cupboard housing the water tank and hot water cylinder. There are two generous double bedrooms, with the rear one having built-in storage cupboards. The third single bedroom has a small over-stairs bulkhead which currently has a freestanding wardrobe on top, making the most of the space. These three bedrooms all share the dual aspect family bathroom, fitted with a three piece suite including a bath with shower over, wash basin and close coupled WC.

Externally, the property has a driveway leading to the attached garage, with up/over door, power, light and a rear aspect window. The remainder of the front garden is laid to lawn with borders of shrubs, perennials and bedding plants. A gate to the side of the garage opens to the rear of the property, which features a most attractive garden space including a patio seating area, lawn and mature shrubs. A greenhouse is located in the far corner and with no property directly behind, this garden feels quite private.



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

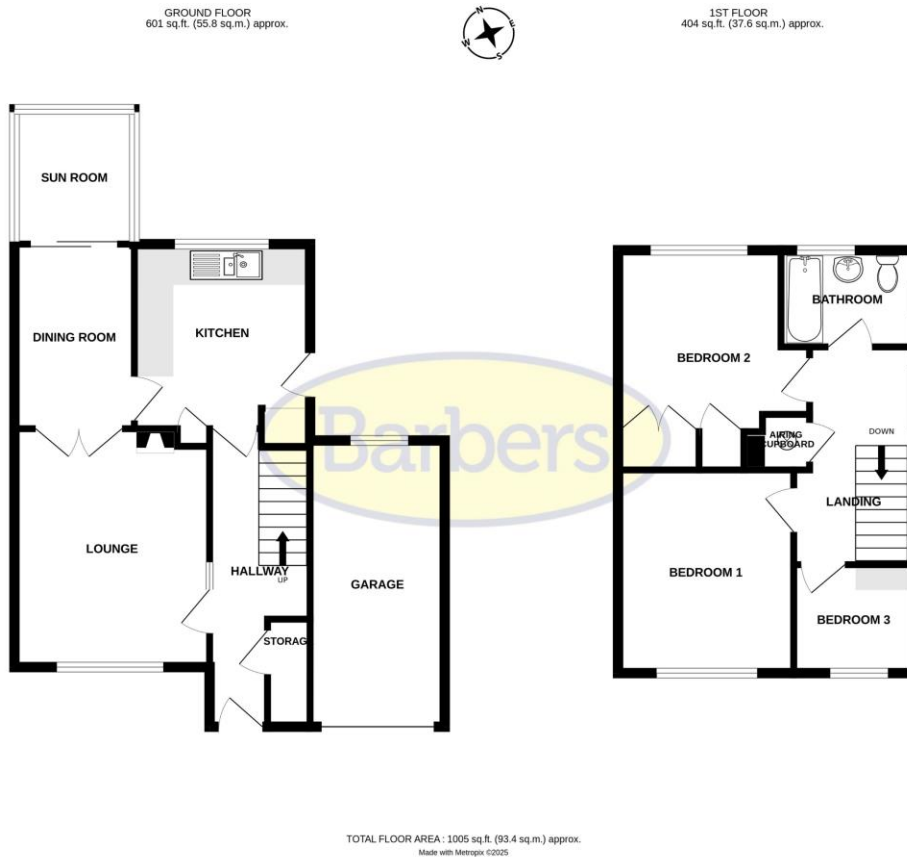
From Spring Hill in Wellington proceed towards Admaston and turn right into Admaston Road. Take the second right into Bagley Drive and at the T junction turn left into Marton Drive following it around to the mini roundabout and take the first left onto Severn Drive. Take your first left into Teme Avenue and the property is found on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE37863.060525

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 13' 7" x 11' 2" (4.14m x 3.4m)

DINING ROOM 10' 6" x 6' 10" (3.2m x 2.08m)

SUN ROOM 7' 8" x 6' 11" (2.34m x 2.11m)

KITCHEN 10' 7" x 10' 0" (3.23m x 3.05m)

BEDROOM ONE 11' 7" x 10' 0" (3.53m x 3.05m)

BEDROOM TWO 10' 4" x 9' 1" (3.15m x 2.77m)

BEDROOM THREE 7' 10" x 6' 11" (2.39m x 2.11m) max. including bulkhead

BATHROOM 7' 7" x 5' 6" (2.31m x 1.68m)

GARAGE 16' 4" x 7' 8" (4.98m x 2.34m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 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

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.