



Helping *you* move



## 19 Bayley Road, Arleston

An exceptionally well presented, modernised, three bedroomed semi-detached house, located in a popular residential area with double width driveway parking – available with NO UPWARD CHAIN.

Offers in the Region of

**£210,000**



# 19 Bayley Road, Arleston, Telford, TF1 2JR

## Overview

- NO UPWARD CHAIN
- Recently modernised
- Newly fitted laminate floors/carpets
- Full width stylish kitchen / diner
- Front aspect lounge
- Three bedrooms
- Refitted bathroom with separate WC
- Replacement uPVC DG windows/doors
- Recently installed boiler
- Front and rear gardens
- Double width block paved driveway
- Gas Central Heating
- Freehold, Council Tax B
- EPC Rating C



## Location

Situated in the established residential locality of Arleston being conveniently placed for access to the market Town of Wellington which offers local shops, Supermarket, Library, Leisure Centre, Bus and Railway Stations. Wellington offers an excellent range of primary, secondary and college education facilities. Junction 6 of the M54 is approximately 1 mile distant and provides excellent commuting access to Telford Town Centre and the West Midlands Conurbation.

## Brief Description

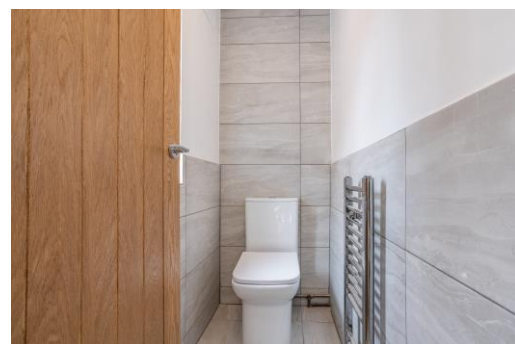
This recently modernised three bedroomed semi-detached house, is located on the outskirts of Arleston and offers well proportioned accommodation, suitable for first time buyers, young families or professionals who enjoy entertaining. Entered from the front, the property has a through hall with front aspect lounge opening to the right. To the rear of the house is a full width dining kitchen, refitted with a range of modern, stylish, shaker style units with an integrated ceramic hob and fan assisted oven below. A courtesy door opens from the kitchen into a lobby, which has doors to both the front of the property and the rear garden. Off this is a useful brick built store room, with window onto the garden.



Stairs from the hallway ascend to the first floor landing, which has a side aspect window. There are two generously proportioned double bedrooms, one with built-in storage and an L-shaped third bedroom. The refitted modern bathroom features a p-shaped bath with shower over and wash basin set into a vanity unit. A separate WC also has a side window.

Externally there is a block paved driveway to the front of the property providing plenty of off-road parking space, adjacent to the majority lawned front garden.

To the rear, the fully enclosed rear garden has a paved pathway leading to the rear, where there is a useful timber shed. The remainder of the garden is laid to lawned areas with borders of established 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. 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 Wellington proceed around Bridge / Victoria Road (ring road) and turn right into Glebe Street and then right into Mill Bank. At the traffic lights proceed straight over onto the Dawley Road and carry on up the hill taking the second right into Bayley Road. The property will be found, after a short distance, on your right hand side.

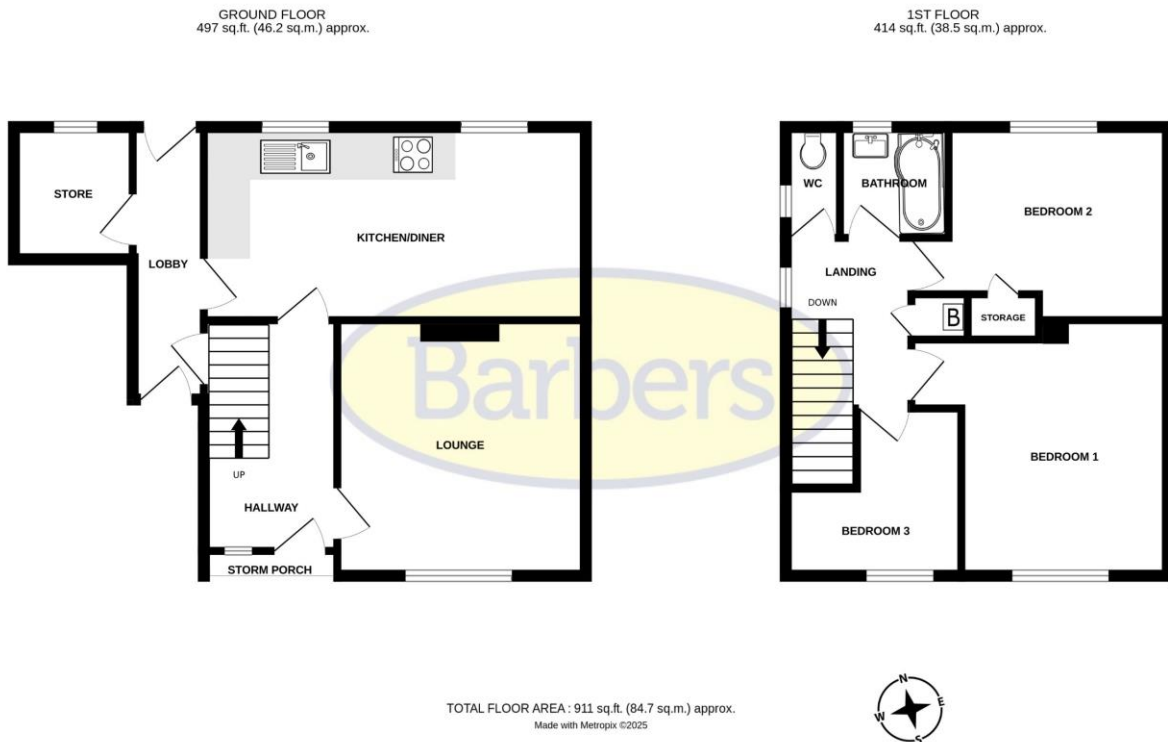
#### METHOD OF SALE

For Sale by Private Treaty.

#### REFERENCE WE38143.130625

#### 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' 7" x 12' 3" (3.84m x 3.73m)

**KITCHEN/DINER** 18' 10" x 9' 5" (5.74m x 2.87m)

**STORE ROOM** 6' 6" x 5' 10" (1.98m x 1.78m)

**BEDROOM ONE** 12' 7" min x 10' 1" min (3.84m x 3.07m)

**BEDROOM TWO** 9' 6" (8' 6" min) x 10' 3" (2.9m x 3.12m)

**L-SHAPED BEDROOM THREE** 8' 5" max (5' 3" min) x 8' 3" max (4' 3" min) (2.57m x 2.51m)

**BATHROOM** 5' 5" x 5' 4" (1.65m x 1.63m)

**WC** 5' 5" x 2' 8" (1.65m x 0.81m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
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](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.