



Helping *you* move



## 32 Pooler Close, Wellington

A well presented ground floor, one Bedroom apartment, convenient for the local Market Town of Wellington and access to the M54 for the wider area. Ideal investment purchase with a current gross yield of 7.17% based on the current asking price and rent of £590pcm.

Offers in the Region of

**£98,750**



# 32 Pooler Close, Wellington, Telford, TF1 2HP

## Overview

- Ground Floor Apartment
- Lounge
- Kitchen
- One Bedroom
- Bathroom
- Allocated Parking
- Gas CH, Double Glazing
- EPC C, Council Tax A



## Location

Situated in a popular cul-de-sac, a short distance from the Historic Market Town of Wellington, the property is served by 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. Access to the M54 is approximately 3/4 mile away and links towards the County Town of Shrewsbury in the west and Telford and the West Midlands Conurbation in the east.

## Brief Description

Ideal as an investment opportunity or for a first time buyer, this ground floor apartment is entered from a communal Hall. Entering the flat into a through Hallway with door immediately off to the Bathroom with white three piece suite. The Bedroom has the benefit of a built-in wardrobe.

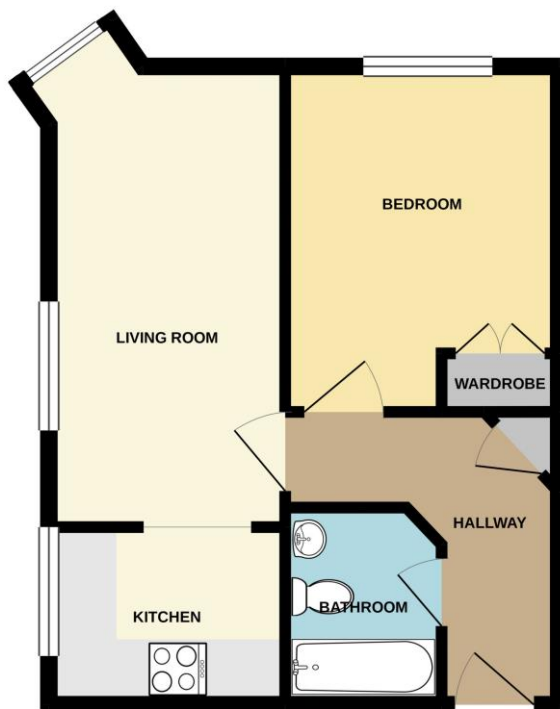
The Lounge has views over the communal gardens and an opening into the Kitchen with a range of fitted base and wall mounted units with working surfaces, integral oven and hob.

Outside there are communal gardens and the flat has an allocated parking space.

The property benefits from gas central heating, and UPVC double glazing



GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 371 sq.ft. (34.5 sq.m.) approx.  
Made with Metropix

#### TENURE

We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. We have been advised there are 977 years remaining on the lease. The ground rent is currently £102.06 per annum; the service charge is currently £729.66 per annum.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band A

#### 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 7 M54, proceed along the Holyhead Road towards Wellington, take the fifth turning on the left into Pooler Close

#### METHOD OF SALE

For Sale by Private Treaty.

WE38320 300625

**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:

**LIVING ROOM**

**15' 4" x 8' 2" (4.67m x 2.49m)**

**KITCHEN**

**8' 0" x 6' 0" (2.44m x 1.83m)**

**BEDROOM**

**9' 6" x 11' 0" (2.9m x 3.35m) max.**

**BATHROOM**

**5' 7" x 6' 7" (1.7m x 2.01m)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 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.