



Helping *you* move



## 14 Severn Drive, Wellington

Situated on a popular residential estate, convenient for local shops and education facilities. This spacious and well-presented three bedroom detached house offers improved accommodation ideal for professionals or growing families.

Offers Over

**£300,000**

# 14 Severn Drive, Wellington, Telford, TF1 3LQ

## Overview

- Attractive Detached House
- Full Width Lounge
- Modern, Fitted Dining Kitchen
- Conservatory, GF Cloakroom/WC
- Three Double Bedrooms
- Contemporary Shower Room
- Driveway Parking
- Front and Rear Gardens
- Workshops and Storage
- Gas CH, uPVC Double Glazing
- Viewing strongly recommended
- EPC D, Council Tax C



## Location

Situated on Severn Drive, a popular residential neighbourhood convenient for local shops and education facilities. Situated close to Dothill Pond, forming part of Dothill Nature Reserve, this is an ideal location for walkers and nature lovers alike. The centre of Wellington Market Town is approximately 1 mile distant and provides a range of shopping and leisure amenities including a traditional market, library and leisure centre, along with Bus and Railway Stations and access to the M54 Motorway and Princess Royal Hospital.

## Brief Description

Viewing is essential to appreciate this spacious detached house, which has been greatly improved by the current owner to provide tastefully presented and well maintained accommodation throughout.

The property is entered from the side, into the Entrance Hall with stairs to first floor and doors to Lounge and Kitchen. The Lounge has a large picture window to the front and additional side aspect window, with useful understairs cupboard. The modern kitchen diner offers a range of base and wall mounted units with 'Carrara quartz' kitchen work surface shaving an inset sink unit and hob; integral oven, dishwasher, washing machine and fridge / freezer. A window and french style patio doors open into the Conservatory with doors to the rear garden. A courtesy door from the conservatory opens into a storage space with cloakroom/WC off and door into the former garage, which has been batoned and plastered to form a further



storage area.

Stairs ascend to the first floor Landing with window to the side. The full width bedroom one has a range of built-in wardrobes to one side. Bedrooms two and three are to the front of the property, with both having dual aspect windows. The contemporary shower room has a modern white three piece suite including a larger than average shower cubicle, washbasin and WC set into a vanity unit.

The accommodation benefits from gas central heating and uPVC double glazing. Externally, the property is approached over a tarmacadam driveway with raised, lawned fore garden. A timber gate to the side opens to a pathway to the fully enclosed, westerly facing rear garden, which is mainly laid to lawn with a good sized patio seating area. There is a substantial timber storage shed and a bespoke garden room, with two internal spaces, currently used as a workshop. This is available by separate negotiation.



PICTURES TAKEN OF THE BATHROOM FROM EITHER END OF THE ROOM

#### 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, South water Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band C (currently £1,908.72 for the year 2025/26)

#### 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 proceed towards Ketley Brook roundabout, take the exit onto Whitchurch Drive, continue straight over the roundabout onto Whitchurch Drive. At the Apley roundabout take the 1st exit onto Apley Avenue, at the roundabout take the 2nd exit merging onto North Road and take the second right onto Tern Way and at the T junction right onto Severn Drive. Number 14 can be found after a short distance on the left hand side.

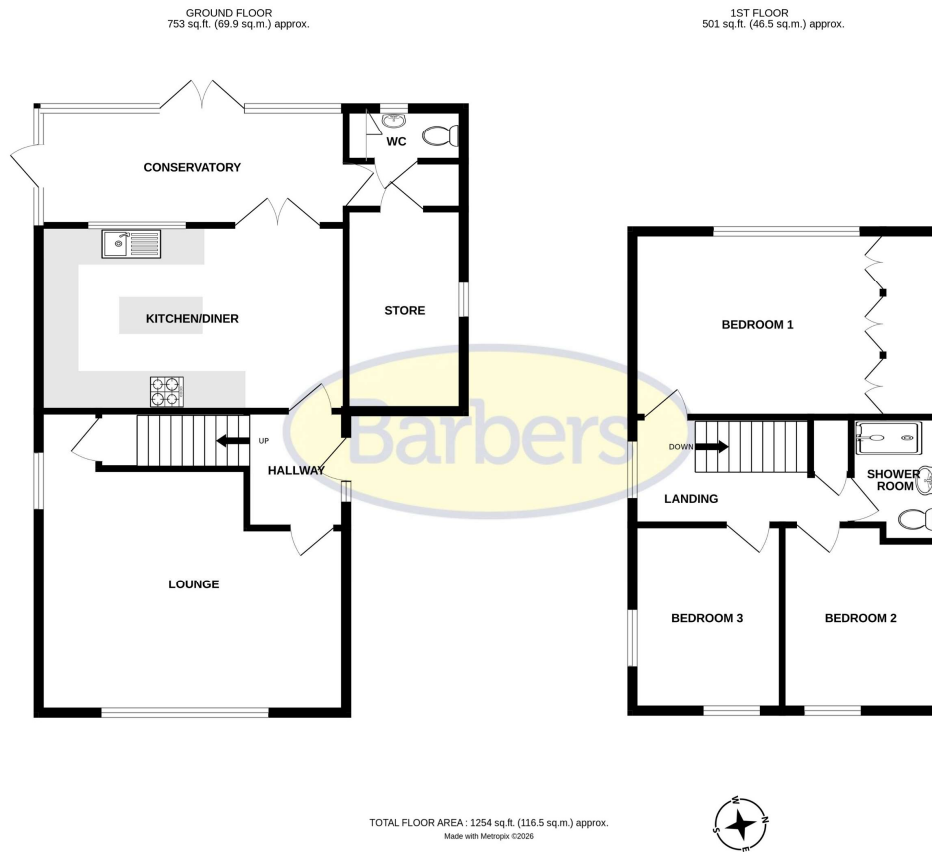
#### METHOD OF SALE

For Sale by Private Treaty.

Reference: WE39629.100226

#### 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** 17' 11" x 14' 3" (average) (5.46m x 4.34m)

**KITCHEN/DINER** 18' 0" x 10' 10" (5.49m x 3.3m)

**CONSERVATORY** 18' 4" x 6' 10" (5.59m x 2.08m)

**CLOAKS/WC** 5' 8" x 3' 0" (1.73m x 0.91m)

**STORAGE ROOM** 11' 0" x 6' 10" (3.35m x 2.08m)

**BEDROOM ONE** 14' 2" (to cupboard fronts) x 10' 11" (4.32m x 3.33m)  
includes some reduced headroom

**BEDROOM TWO** 10' 11" x 8' 10" (3.33m x 2.69m)  
includes some reduced headroom

**BEDROOM THREE** 10' 11" x 8' 9" (3.33m x 2.67m)  
includes some reduced headroom

**SHOWER ROOM** 7' 0" x 5' 2" (2.13m x 1.57m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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.