



Helping *you* move



21 Melrose Gardens, Wellington

An excellent and seldom-available opportunity to purchase a nicely presented semi-detached bungalow set within a desirable residential cul-de-sac just off Haygate Road.

Offers in the Region of
£249,950

21 Melrose Gardens, Wellington, Telford, TF1 2BH

Overview

- Semi Detached Bungalow
- Nicely Presented
- Lounge
- Kitchen
- Conservatory
- Two Bedrooms
- Wet Room
- Single Garage
- Neatly Maintained Gardens
- Gas Central Heating
- No Upward Chain
- EPC D, Council Tax B



Location

Situated on the edge of 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 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

The property has been thoughtfully improved and offers well-planned accommodation throughout. An inviting entrance hall leads to a generous lounge filled with natural light, a smartly refitted kitchen, and a bright sun room that provides an additional relaxing space overlooking the garden. There are two well-proportioned bedrooms and a contemporary wet room finished to a modern standard.



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01952 221 200



The exterior is equally appealing, with neatly maintained gardens that include a pleasant patio area ideal for outdoor seating or entertaining. A private driveway provides off-road parking and leads to a single garage, offering further storage or workshop potential. Altogether, this is a well-presented home in a sought-after location, perfectly suited to those seeking comfortable single-storey living. The property benefits from gas central heating.



ESTATE AGENT DECLARATION Please note that the vendors of the property are connected to a staff member of Barbers

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 Junction 7 off the M54 turn right onto Holyhead Road, turn left onto Haygate Road, proceed along Haygate Road taking a right on to Melrose Avenue.

METHOD OF SALE

For Sale by Private Treaty.

WE40110 050526

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 area: approx. 64.4 sq. metres (692.8 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guidance only. The plan is not nor should it be taken as a true and exact representation of the subject property.
Plan produced using PlanUp.

All measurements quoted are approximate:

- LOUNGE**
18' 7" x 12' 0" (5.66m x 3.66m)
- KITCHEN**
10' 1" x 9' 7" (3.07m x 2.92m)
- SUN ROOM**
9' 0" x 9' 6" (2.74m x 2.9m)
- BEDROOM ONE**
10' 0" x 11' 0" (3.05m x 3.35m)
- BEDROOM TWO**
9' 9" x 9' 6" (2.97m x 2.9m)
- WET ROOM**
5' 3" x 6' 0" (1.6m x 1.83m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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

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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.