



3 WELLINGTON ROAD
Little Wenlock, Telford, TF6 5BJ



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Guide Price £460,000



An opportunity to purchase an established property with land in a semi-rural area

- Three-bedroom bungalow in need of modernisation throughout
- Paddock of approximately 0.5 acres
- Spacious living accommodation
- Open fire and double glazing to lounge leading to rear garden with countryside views
- Off road parking and garage
- Low maintenance gardens

For sale by Private Treaty

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The property is located within the village of Little Wenlock on Wellington Road, which is approximately 3.5 miles west of Telford, with its range of facilities including supermarkets, schools, restaurants and health care amenities. The property is very well placed for commuting within Shropshire and is within 3.5 miles of the M54 motorway.

THE PROPERTY

3 Wellington Road offers an excellent opportunity to acquire a three-bedroom large link-detached bungalow requiring modernisation and updating throughout. The property benefits from a permanent pasture paddock extending to approximately 0.5 acres to the rear, with a stable and views over the surrounding countryside.

DESCRIPTION

The property is of brick under tile construction. The accommodation provides an entrance porch which leads into the hallway which provides access to all rooms. The kitchen is well-equipped with a range of base and wall units, along with integrated appliances. The large living/dining room is at the rear of the property. This room provides a spacious and versatile space and has the benefit of an open fire and bi-fold doors providing access into the rear garden.

The three bedrooms are all of a good size, with the master enjoying views over the rear garden and paddock. Bedroom two has a handbasin whilst bedroom three has a toilet situated in the corner of the room. The family bathroom benefits from a large shower, bath and handbasin with an adjacent separate toilet.

The internal garage can be accessed from the hallway, and houses the oil-fired boiler.

The property benefits from UPVC glazing to the majority of windows, with a couple being single glazed with secondary glazing.

The driveway provides parking for several vehicles.

SERVICES

The property is connected to mains water and mains electricity. The property is connected to the mains foul drainage. Central heating and hot water is provided by an oil-fired boiler.





THE LAND

The land provides a single level enclosure of permanent pasture. Access can be gained through a small personnel gate located in the rear garden and there is vehicular access right of way over the car park of the adjoining public house. The land lends itself to either grazing of livestock, equestrian activity or amenity purposes. It could also be used as garden land if the necessary planning consent was granted.

OVERAGE

The property will be sold subject to an overage agreement in the event of any non-agricultural or non-equine development, whereby the owner will require to pay an uplift based on the difference between agricultural/equine value and the value of the land subject to planning permission on commencement of development or sale, whichever is sooner. The uplift to be 40% with a period of 50 years.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be available on completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light support drainage water and electricity supplies together with all the rights of way obligations, easements and wayleaves, whether referred to in these particulars or not.

MONEY LAUNDERING REGULATIONS

Within the terms of the Money Laundering Regulations (MLR2017) all potential purchasers making an offer will be required to produce two forms of identity, acceptable examples are a recent utility bill and photographic ID (passport or photographic driving licence).

COUNCIL TAX

Local Authority is Telford & Wrekin Council
Council Tax Band: D

VIEWING

Strictly by prior appointment with the selling agents, between business hours of 8.30am and 5.00pm Monday to Friday inclusively.





Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR. Tel: 01746 762666

RURAL LAND & PROPERTY AGENTS, AUCTIONEERS, VALUERS & SURVEYORS

www.nockdeightonagricultural.co.uk

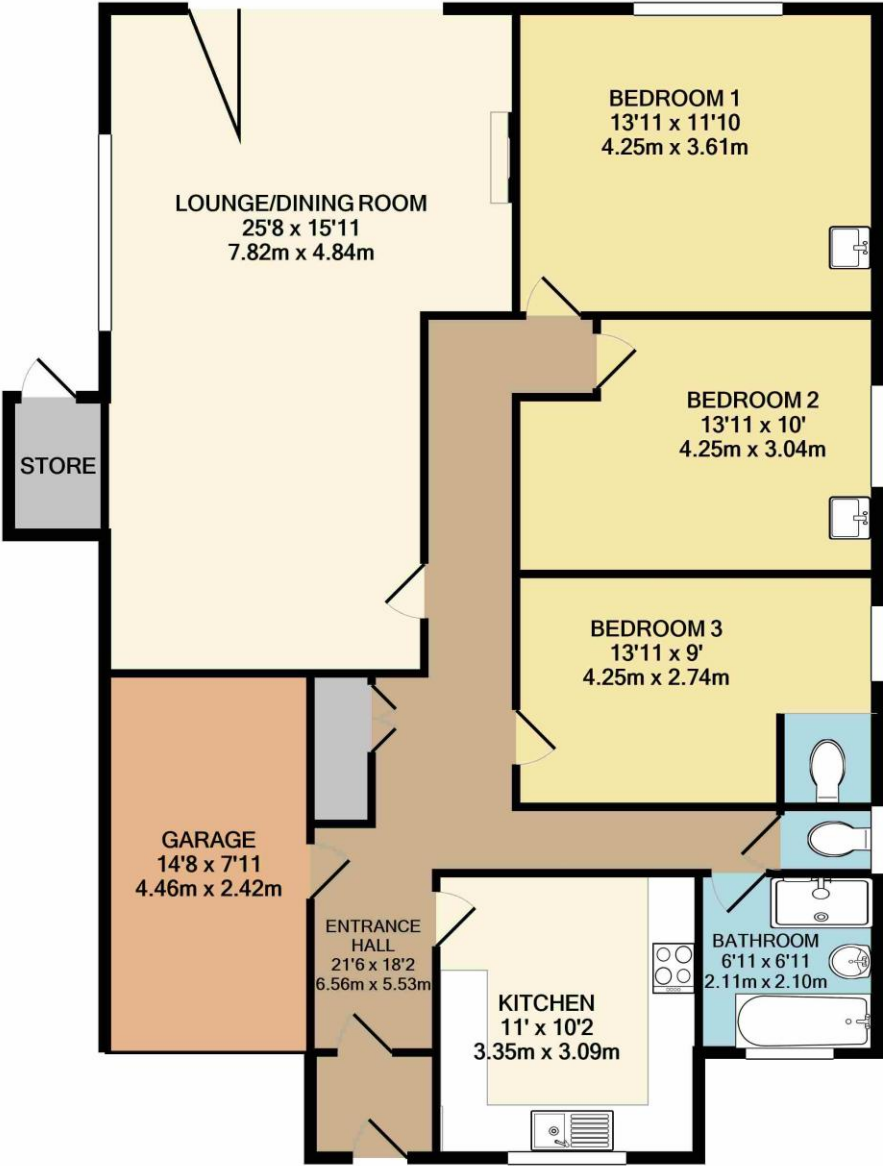
3 Wellington Road
Little Wenlock
TELFORD
TF6 5BJ

Energy rating
E

Valid until
26 August 2035

Certificate number
2339-3054-0208-7865-0204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	52 E	
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 1282 SQ.FT. (119.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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