



Helping *you* move



## 8 Hobbs Crescent, Wellington

Available with NO UPWARD CHAIN, this spacious, well presented, two bedroomed first floor apartment, with garage and secure parking, is situated in a quiet residential cul-de-sac, enjoying views to the Wrekin.

Offers Over

**£156,800**

# 8 Hobbs Crescent, Wellington, Telford TF1 1RY.

## Overview

- First Floor Apartment
- Open Plan Kitchen/Dining/Living Room
- Two Double Bedrooms
- Bathroom with White Suite
- Views to the Wrekin
- Garage and Parking
- Cul-de-Sac Location
- Gas CH, Double Glazing
- Council Tax B. EPC C
- Leasehold: 992 Years Remaining
- Ground Rent and Service Charge combined c. £1000 pa



## Location

Conveniently placed for walking or driving access into Wellington Town Centre with its traditional market, local shops, Leisure Centre, Bus and Railway Stations. There are a variety of education facilities within the immediate area including Wrekin College and Telford College. Junctions 6 or 7 of the M54 are both approximately 1 mile distant and give access to Shrewsbury in the west and Telford Town Centre and the West Midlands Conurbation in the east.

## Brief Description

The easily managed accommodation is one of four individually designed apartments in this property. With a gated access to the communal gardens, parking and garages, this apartment would make an ideal first time buy, investment property or would be perfect for someone who enjoys entertaining.

The front door to the building opens to a well presented hallway with stairs to the first floor, where the apartment entrance is located.

The hallway (with intercom) provides access to all rooms. The spacious open plan kitchen/dining/living room is flooded with light, being dual aspect,





with the main window having views over allotments to the rear of the property to the Wrekin.

The well equipped kitchen area has a range of cream fronted units of base and wall mounted cupboards and drawers, complemented by granite worktops and splashback.

Both bedrooms are generous double rooms, again, being light and bright, one having two windows.

The family bathroom has a modern white suite with thermostatic shower over the bath and glass shower screen.

Outside, the property is approached through a wooden five bar gate, providing a secure parking area. The apartment has one of the four garages located to the rear of the parking area, which has metal up/over door and light. The communal gardens are mainly laid to slabbed patio space and artificial lawn, providing a low maintenance area for residents to enjoy.



#### TENURE

We are advised that the property is leasehold and this will be confirmed by the Vendor's Solicitor during the Pre-Contract Enquiries. Please note that the property is currently tenanted, however vacant possession can be given upon completion, if a purchaser does not wish to retain the current tenant. A 999 year lease was granted in January 2016, there are now 992 years remaining. Ground Rent and Service Charge are believed to be in the region of £1000 pa (combined) - solicitor to confirm.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band B (currently £1,458.90 for the year 2022/2023).

#### 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.

#### 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 the roundabout adjacent to the Wellington Civic and Leisure Centre, take the Wrekin Road heading away from Wellington. Continue over the mini roundabout and then take the first turning on the left, into Hobbs Crescent. Proceed along the road until you reach the apartment block on the right hand side, where the parking can be found through the gate in front of the building.

#### METHOD OF SALE

For Sale by Private Treaty.

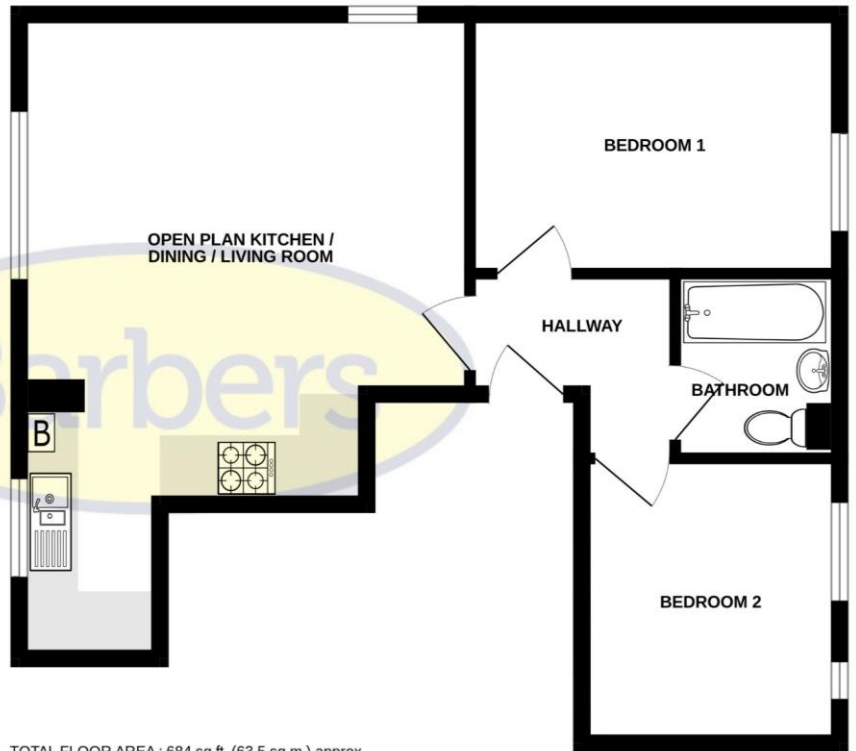
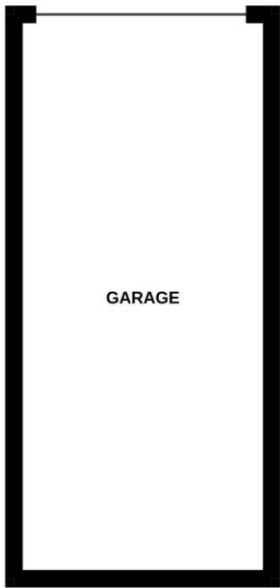
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#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND LEVEL  
165 sq.ft. (15.3 sq.m.) approx.

FIRST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.



All measurements quoted are approximate:

**OPEN PLAN KITCHEN / DINING / LIVING ROOM** 21' 8" (max) x 15' 2" (max)  
(6.6m x 4.62m)

**(MAIN LIVING ROOM SPACE** 15' 2" x 12' 9" (4.62m x 3.89m))

**BEDROOM ONE** 12' 5" x 8' 9" (3.78m x 2.67m)

**BEDROOM TWO** 9' 7" x 8' 8" (2.92m x 2.64m)

**BATHROOM** 6' 2" x 5' 6" (1.88m x 1.68m)

**GARAGE** 19' 0" x 8' 8" (5.79m x 2.64m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	75   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.