



Helping *you* move



7 Rea Drive, Wellington

A wonderfully refurbished three Bedroom Semi-Detached House, situated in a desirable, established residential locality. Considered ideal for the first time buyers and offered for sale with no upward chain.

Offers in the Region of

£239,950

7 Rea Drive, Wellington, Telford, TF1 3LS.

Overview

- Semi-Detached House
- No Upward Chain
- Lounge
- Refitted Kitchen / Diner
- Refitted Bathroom
- Three Bedrooms
- Garage and Driveway
- Front & Rear Gardens
- Gas Central Heating
- Double Glazing
- EPC D, Council Tax Band B



Location

Situated amongst similar style properties in this popular residential locality, within walking distance of the local shop and access to Dothill Pool and Nature Reserve. Primary and Secondary education facilities are within 1/4 mile from the property. The Market Town of Wellington is approximately 1 mile distant and provides a range of local shops, traditional market, Supermarket, Library and Leisure centre, Bus and Railway Stations.

Brief Description

This wonderfully refurbished Semi-Detached House is considered an ideal home for a young family or first time buyers. Entering at the side of the property into the Entrance Hall with stairs to first floor and door off to the right to the Lounge, a light and airy room with windows to the side and front, with double doors into the kitchen/diner. A door from the Hall also opens into the attractively refitted Kitchen having a range of drawers, base and wall mounted units with complementary working surfaces having an inset sink unit, integral oven, electric hob, useful under stairs pantry cupboard, window and door to the rear garden. The Kitchen flows into the Dining Area which also overlooks the garden.



Stairs ascend to the first floor Landing where there are three bedrooms, two of which benefiting from built in wardrobes. The bathroom has been refitted having a white three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, to the front there is a lawned garden; adjacent tarmac driveway provides driveway parking leading to the Garage. Side access opens into the rear garden which is predominantly laid to lawn with inset shrubs and patio.



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 the office in Wellington proceed out of Church Street and turn right onto Vineyard Road. Turn left at the T junction onto King Street and at the mini roundabout take the first exit into North Road. Follow the road around and take the second turn right into Tern Way and then first left into Strine Close, then right on to Rea Drive where the property can be found on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE35925.270624

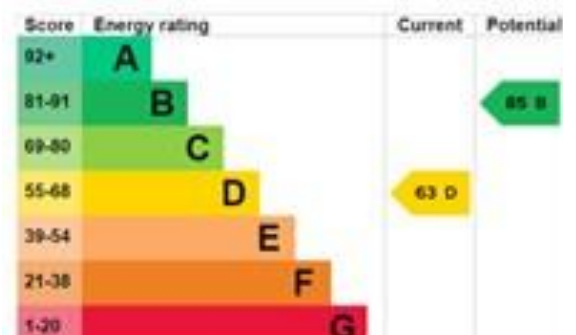
AML REGULATIONS To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



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All measurements quoted are approximate:

- LOUNGE** 17' 4" x 10' 6" (5.28m x 3.2m)
- KITCHEN/DINER** 17' 4" x 10' 8" (5.28m x 3.25m)
- BEDROOM ONE** 10' 6" x 10' 10" (3.2m x 3.3m)
- BEDROOM TWO** 10' 9" x 9' 4" (3.28m x 2.84m)
- BEDROOM THREE** 7' 6" x 6' 3" (2.29m x 1.91m)
- BATHROOM** 5' 10" x 7' 5" (1.78m x 2.26m)
- GARAGE** 17' 0" x 7' 6" (5.18m x 2.29m)



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

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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.