



Helping *you* move



23 New Church Road, Wellington

A very well presented two bedroomed terraced cottage, offering two reception rooms, a modern kitchen, first floor bathroom and useful cellar storage space. Conveniently located on the outskirts of Wellington, a traditional market Town.

Offers in the Region of

£175,000

23 New Church Road, Wellington, Telford, TF1 1JX

Overview

- Available with No Upward Chain
- Terraced cottage
- Lounge and dining room
- Fitted kitchen
- Cellar storage space
- Two bedrooms
- First floor modern bathroom
- Gas CH, uPVC Double Glazing
- Attractive courtyard style rear garden
- Viewing highly recommended
- Freehold. EPC: C. Council Tax: A



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 'Good' OFSTED rated junior and secondary schools as well as 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

Offered for sale with no upward chain, this well presented terraced cottage offers accommodation ideal for first time buyers, investors or professional couples. Entered from a storm porch into the lounge with front aspect window and feature fireplace with open fire grate (currently not in use). Beyond the lounge is the dining room with door giving access to the cellar below the lounge and stairs to the first floor. This room has a well maintained parquet floor and further feature fireplace with open grate (again, not currently in use). An archway opens into the well appointed kitchen, fitted with a range of base and wall mounted units with contrasting working surfaces and complementary tiling. There is space for a freestanding cooker, and under counter fridge and freezer. There is also space and plumbing provision for a washing machine. This room remains bright with roof lights, rear aspect window and glazed door providing access to the rear garden.



Stairs ascend to the first floor landing providing access to both bedrooms and bathroom. The full width main bedroom enjoys a front aspect, with the rear bedroom having two sets of fitted storage cupboards (one housing the modern combi boiler). The bathroom is fitted with a modern three piece suite, with shower over the bath and ladder towel radiator.

Externally, the property sits back from the road entered through a wrought iron gate set into a picket fence, with a pathway leading through the neat, low maintenance garden of ornamental stone and established shrubs to the front door. The rear courtyard style garden is accessed via flagged steps, featuring a super patio seating area to enjoy the sunshine. There is a useful brick storage outbuilding to the bottom of the garden and timber gate to the side, providing access over the neighbouring properties.



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.

AGENTS' NOTE

Number 23 enjoys a right of pedestrian access over the gardens of numbers 25 and 27 new Church Road, for the removal/replacement of refuse bins.

LOCAL AUTHORITY

Telford & Wrekin Council Southwater Square, St Quentin Gate, Telford, TF3 4EJ. The property is Council Tax Band A (currently £1,353.17 for the year 2024/25).

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 into Market Street and at the traffic lights turn left onto Bridge Road and at the traffic lights proceed straight through to the mini roundabout and turn right into Wrekin Road. Take the first left into Roseway and follow the road along, take the first right into Rose Crescent - at the head of the road turn right and the property will be found in front of you towards the left corner.

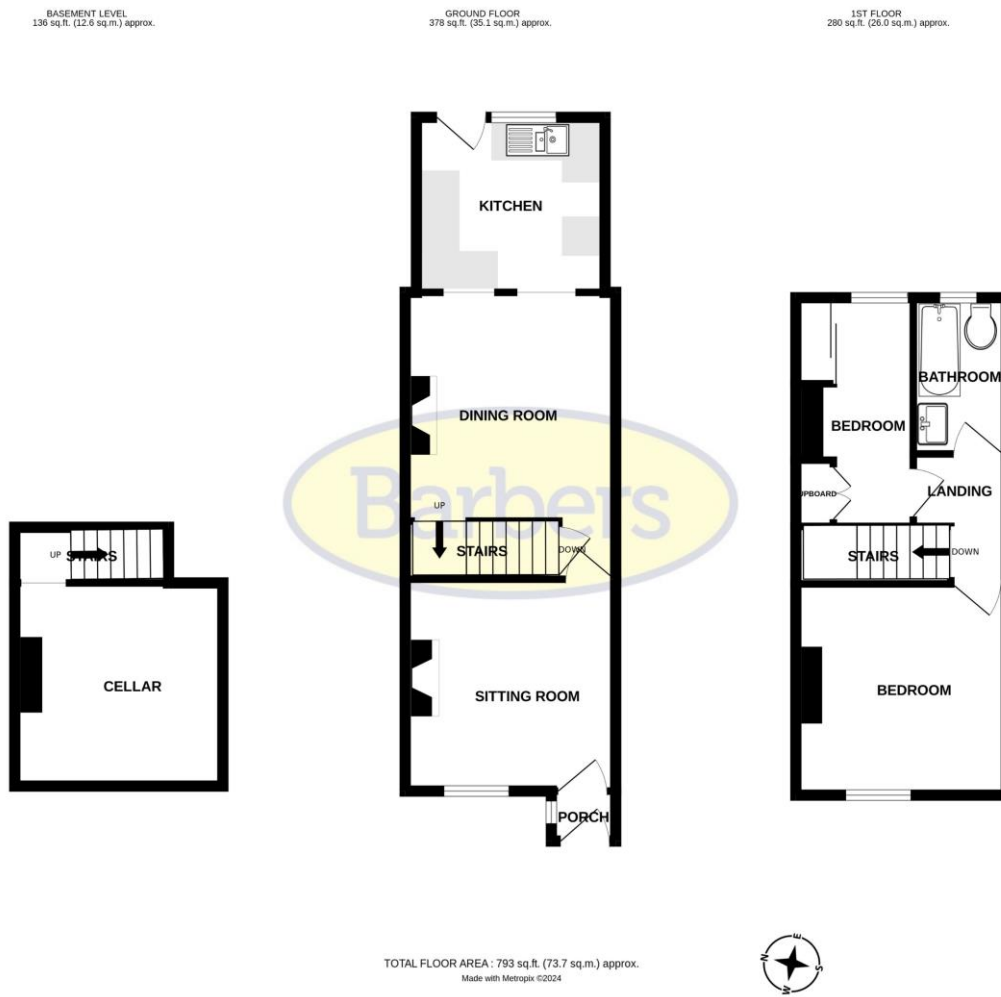
METHOD OF SALE

For Sale by Private Treaty

WE36444.040924

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.



All measurements quoted are approximate:

- LOUNGE** 11' 2" x 11' 0" (3.4m x 3.35m)
- DINING ROOM** 11' 11" x 11' 0" (3.63m x 3.35m)
- CELLAR** 10' 8" x 10' 7" (3.25m x 3.23m)
- KITCHEN** 9' 11" x 9' 2" (3.02m x 2.79m)
- BEDROOM ONE** 11' 1" x 11' 0" (3.38m x 3.35m)
- BEDROOM TWO** 12' 0" x 4' 10" (6'1" into wardrobes) (3.66m x 1.47m)
- BATHROOM** 8' 1" x 4' 7" (2.46m x 1.4m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 71 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



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.