



Helping *you* move



18 Colemere Drive, Wellington

A well maintained and neatly presented Three Bedroom Semi-Detached House with No Upward Chain, having extended dining room, driveway and garage, located on the popular Brooklands Estate being convenient for a range of local shops and Primary Education facilities.

Offers Over
£220,000

18 Colemere Drive, Wellington, Telford, TF1 3HH

Overview

- Available with NO UPWARD CHAIN
- Semi-Detached House
- Front Aspect Lounge
- Extended Dining Room
- Fitted Kitchen
- Modern Shower Room
- Three Bedrooms
- Driveway Parking and Garage
- Attractive gardens to front/rear
- Gas Central Heating
- uPVC Double Glazing
- Freehold, EPC D, Council Tax B



Location

Located in the popular residential area of the Brooklands, close to the Tee Lake Nature Reserve with its beautiful walks, and the Silkin Way. The property is served by a range of local neighbourhood shops, Primary and Secondary education facilities and close to the local bus route. The Supermarkets of Morrison's and Aldi along with the Market Town of Wellington are approximately half a mile distant which also provides Bus and Railway Stations along with access to the A5 / M54 which leads to the West Midlands Conurbation in the east and the County Town of Shrewsbury in the west.

Brief Description

This well maintained and well presented semi-detached house has provided a much loved family home for decades. The property is entered through a recessed storm porch with door opening into the entrance hall, having stairs to the first floor landing and useful understairs storage cupboard. Off to the right is the lounge with a window overlooking the front garden and feature modern fireplace housing a coal effect gas fire. Double doors open into the extended dining room with windows overlooking the rear garden. Off this room is the fitted kitchen, containing a comprehensive range of base and wall mounted cupboards and drawers with complementary working surfaces and inset sink unit, provision for a washing machine and integrated oven with gas hob over. There are useful pantry style storage cupboards and additional door to the hall. Stairs ascend to the first floor Landing with



window on the side, access to roof space and cupboard housing the hot water cylinder. Bedrooms one and three (which has the overstairs bulkhead – and useful built-in cupboard) both overlook the front of the property. Bedroom two has a rear aspect with two double built-in wardrobes. The modern shower room features a white three piece suite with windows to the front and side. The accommodation benefits from gas central heating and uPVC double glazing. Externally, the property is approached over a concrete driveway leading to the detached sectional garage with part glazed, side hinged doors, power and light. The remainder of the front garden sits behind a low wall, having shaped lawn with neatly planted borders. The rear garden is a most attractive space, majority laid to lawn with a patio seating area, finished with established borders of shrubs and perennials. There is also a useful timber shed and greenhouse.



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 (currently £1,578.69 for 2024/25).

SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas fired central heating system. 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 turn left into Vineyard Road and proceed to Morrisons Roundabout. Turn right onto Spring Hill and then second right onto the Admaston Road. Take the first left into Weston Drive and then first left into Colemere Drive, where the property can be found on the right hand side after a short distance.

METHOD OF SALE

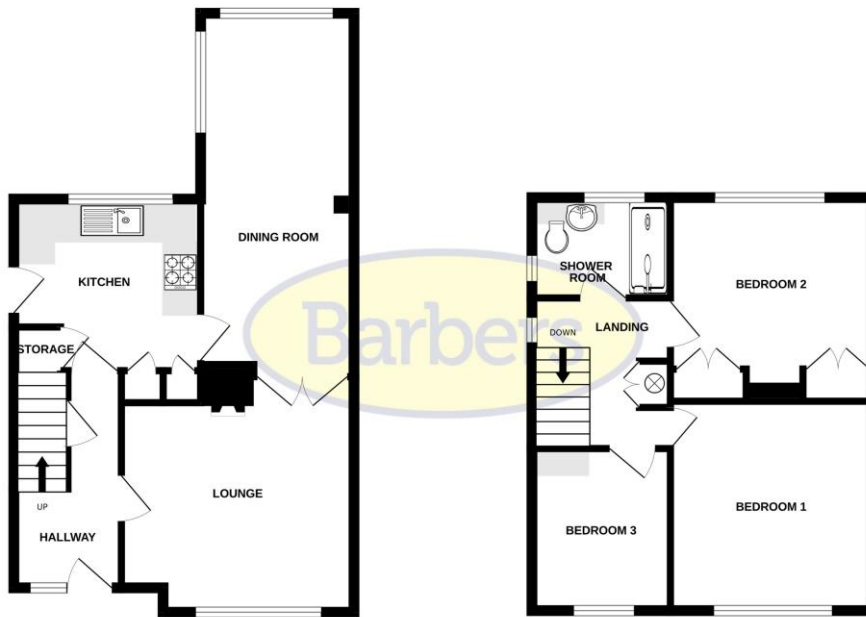
For Sale by Private Treaty.

WE35164.250924

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 FLOOR
489 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.4 sq.m.) approx.
Made with Metropix ©2024



All measurements quoted are approximate:

LOUNGE 13' 3" max x 12' 9" max (4.04m x 3.89m)

DINING ROOM 19' 7" x 8' 5" (5.97m x 2.57m)

KITCHEN 10' 3" max x 9' 5" max (3.12m x 2.87m)

BEDROOM ONE 11' 6" x 11' 0" (3.51m x 3.35m)

BEDROOM TWO 11' 0" x 9' 4" (3.35m x 2.84m)

BEDROOM THREE 8' 10" x 7' 11" with overstairs bulkhead
(2.69m x 2.41m)

SHOWER ROOM 7' 10" x 5' 6" (2.39m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

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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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.