



Helping *you* move



150 Lewis Crescent, Wellington

This modern and spacious four bedroomed detached house has well presented accommodation throughout, ideal for the growing family. Conveniently located within a favoured residential area close to Wellington Cricket Club and Bowring Park

Offers in the Region of

£415,000

150 Lewis Crescent, Wellington, Telford, TF1 2FR

Overview

- Detached House
- Dual Aspect Lounge
- Full Width Family Dining Kitchen
- Front aspect Study
- Laundry / Cloakroom
- Principal Bedroom with En-suite
- Three further Double Bedrooms
- Modern Family Bathroom
- Garage and Driveway Parking
- Gardens to Front and Rear
- Gas CH, uPVC Double Glazing
- Freehold, EPC B, Council Tax E
- Management Service Charge payable



Location

Situated a very short distance from Wellington Cricket Club and Bowring Park, a local green area with café and leisure facilities and extremely convenient for access into the nature reserves of The Ercall and The Wrekin. The traditional Market Town of Wellington offers a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Within 1 mile of the property there are Primary and Secondary Education facilities and Telford College and Wrekin College are within the perimeter of Wellington. Access to the M54 is approximately 3/4 mile away and links towards the County Town of Shrewsbury in the west and Telford and the West Midlands

Brief Description

This spacious detached house has modern, tastefully presented accommodation throughout and is approached through a recessed storm porch into the tiled entrance hall with stairs to the first floor and useful built-in storage below. Adjacent to the front aspect study is the Laundry/ Cloaks WC, which has fitted units and provision for a washing machine. The Lounge, off to the right, and has dual aspect windows, flooding the room with light. To the rear of the property is the full width family dining kitchen, with quad folding doors opening to the garden and ample space for a table and sofa if required. The comprehensive range of drawers, base and wall mounted units incorporate an integral fridge / freezer, double oven, five ring gas hob with extractor over, dishwasher and inset sink unit. The kitchen is finished with attractive and hard wearing quartz worktops, as well as ceramic floor tiles.



Stairs ascend to the first floor landing with useful storage cupboard and access hatch to the loft storage space. The principal bedroom includes a dedicated dressing area with open wardrobes/shelves and a good sized en-suite with modern shower and window. There are three further double bedrooms and a family bathroom with a three piece suite having shower over the bath. The property benefits from gas central heating and uPVC double glazing.

Externally, the property is approached over a large double width driveway, providing space for at least two vehicles, leading to the detached single garage. A side access gate opens into the fully enclosed rear garden which is mainly laid to lawn, with patio seating space and borders of shrubs and perennials.



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. We understand that there will be a management charge of approximately £120 pa payable for the upkeep of the communal areas on the development. Details to be confirmed by solicitor.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band E

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

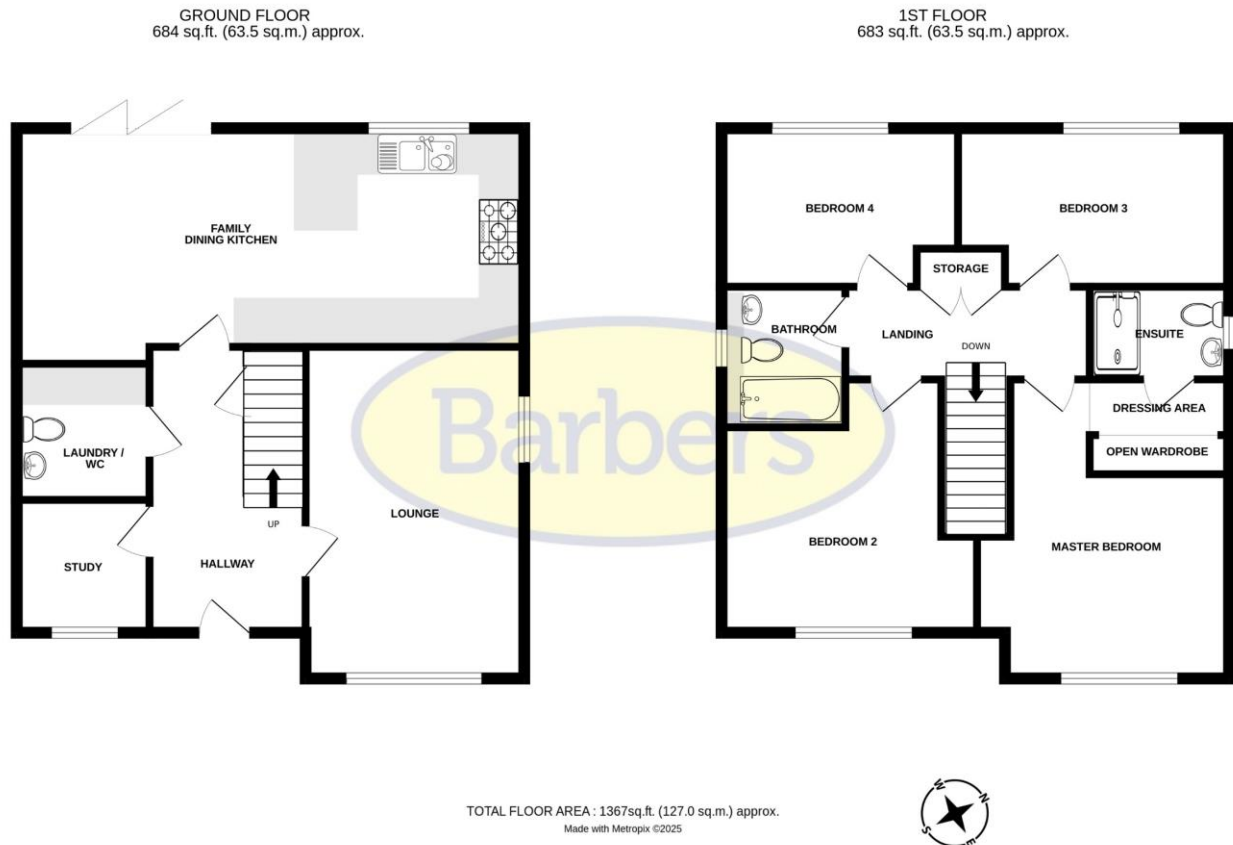
From the office proceed into Market Street to the traffic lights and turn left onto Victoria Road. Take the first right into Haygate Road and proceed almost to the top and turn right into Lesley Drive – bear around to the left into Lewis Crescent and take the fourth left into Beddows Close where the property will be found on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE37012.300125

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



All measurements quoted are approximate:

LOUNGE 16' 6" x 10' 11" (5.03m x 3.33m)

STUDY 6' 7" x 6' 7" (2.01m x 2.01m)

FAMILY DINING KITCHEN 25' 4" x 11' 8" max (10'11" min) (7.72m x 3.56m)

LAUNDRY / CLOAKROOM WC 6' 7" x 6' 7" (2.01m x 2.01m)

MASTER BEDROOM 11' 3" plus recess x 9' 10" (3.43m x 3m)

DRESSING AREA 8' 3" x 2' 4" (2.51m x 0.71m)

EN-SUITE 6' 10" x 4' 7" (2.08m x 1.4m)

BEDROOM TWO 10' 2" x 9' 11" plus recess (3.1m x 3.02m)

BEDROOM THREE 13' 4" max x 7' 11" (4.06m x 2.41m)

BEDROOM FOUR 11' 9" max x 7' 11" (3.58m x 2.41m)

FAMILY BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	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.