



Helping *you* move



## 16 Appledore Gardens, Wellington

A well maintained Three Bedroom Semi-Detached House with neatly presented accommodation throughout, benefitting from a long driveway and larger than average Garage. Situated in a desirable locality, conveniently close to the Traditional Market Town of Wellington.

Offers Over

**£225,000**

# 16 Appledore Gardens, Wellington, Telford, TF1 1RR.

## Overview

- Semi-Detached House
- Lounge
- Kitchen, Dining Room
- Utility Room, Cloakroom
- Three Bedrooms
- Shower Room
- Generous Garage
- Long Driveway
- Neat Gardens
- Double Glazing, Gas CH
- No Upward Chain
- EPC tbc, Council Tax B



## Location

Situated in a sought after cul-de-sac, a short distance from the Historic Market Town of Wellington, the property is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. There are a range of Primary and Secondary Education facilities, Telford College and Wrekin College. 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 Conurbation in the east.

## Brief Description

This well maintained Semi-Detached House is approached to the side with step up to a upvc entrance door opening into the small Reception Hall with stairs to the first floor. Off to the right is the light and airy Lounge with two windows overlooking the front garden, feature Adam style fireplace with gas fire; glazed double doors open into the Dining Area with window to the rear, under stairs storage cupboard, feature arch between the Kitchen and Dining Room with walk through into the Kitchen area with full height pantry cupboard, a range of drawers, base and wall mounted units with complementary working surfaces and inset stainless steel sink unit, freestanding gas cooker, return door to the Hall, single glazed window to the Utility Room which is L shaped and has two work surface areas, washing machine and upright fridge/freezer; door to outside and Cloakroom with white two piece suite.



Stairs ascend to the first floor Landing with access to loft space and boiler cupboard. Bedroom One overlooks the rear garden while Bedrooms Two and Three look out to the front. The Shower Room has an attractive white three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the property has a low maintenance gravelled fore garden with adjacent long driveway leading to the Garage, generously proportioned with two double glazed windows, a useful work bench, courtesy door and up-and-over door.

The neatly maintained rear garden has a paved patio area, perimeter pathway, pretty, well stocked borders with spring bulbs and shrubs and a lawned garden.



**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](mailto:wellington@barbers-online.co.uk)

**DIRECTIONS**

From the ring road in Wellington, proceed along Bridge Road and at the roundabout turn right into Wrekin Road. Follow this up towards the top and Appledore Gardens is on your right hand side - bear to the right and no.16 will be found on your left.

**METHOD OF SALE**

For Sale by Private Treaty.

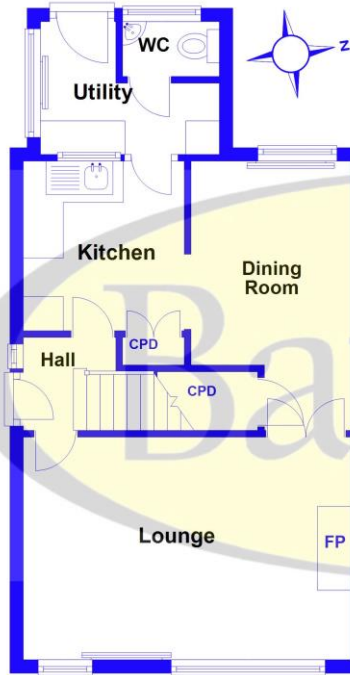
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**AML REGULATIONS**

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.

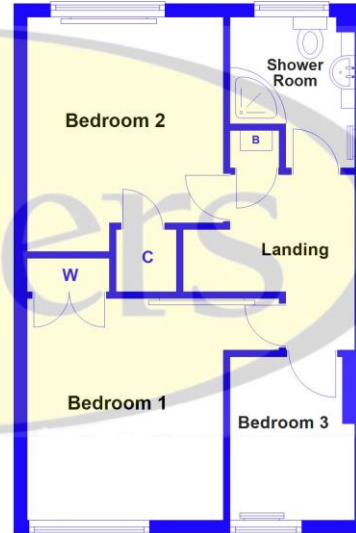
**Ground Floor**

Approx. 42.0 sq. metres (451.9 sq. feet)



**First Floor**

Approx. 36.8 sq. metres (395.6 sq. feet)



Total area: approx. 78.7 sq. metres (847.5 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software

**16 Appledore Gardens, Wellington, Telford**

All measurements quoted are approximate:

**LOUNGE** 16' 11" x 10' 9" (5.16m x 3.28m)

**KITCHEN** 8' 2" x 7' 8" (2.49m x 2.34m)

**DINING ROOM** 9' 8" x 7' 8" (2.95m x 2.34m) plus door recess area

**UTILITY ROOM** 8' 7" x 6' 5" (2.62m x 1.96m) L shaped - maximum measurements

**CLOAKROOM** 4' 8" x 2' 6" (1.42m x 0.76m)

**BEDROOM ONE** 11' 2" x 9' 8" (3.4m x 2.95m)

**BEDROOM TWO** 10' 9" x 9' 6" (3.28m x 2.9m) plus door recess

**BEDROOM THREE** 8' 0" x 6' 2" (2.44m x 1.88m)

**SHOWER ROOM** 7' 4" x 5' 9" (2.24m x 1.75m)

**GARAGE** 21' 3" x 9' 0" (6.48m x 2.74m)

EPC Graph Here

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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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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.