



18 Herbert Avenue, Wellington

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18 Herbert Avenue, Wellington, Telford TF1 2BP.

£367,500 region



This beautifully maintained detached bungalow, retains many period features and has been extended to provide spacious living accommodation. A larger than average rear garden provides private space to enjoy the sunshine at all times of the day.

- Available with NO UPWARD CHAIN
- Detached two bedroomed bungalow (two double rooms)
- Large reception hall with high level window
- Lounge with feature fireplace and porthole window
- Superb L-shaped dining kitchen with wood burning stove
- Conservatory with French style doors opening to the patio
- Longer than average garage and driveway parking
- Many character features remaining in the property



### Brief Description

This two bedroomed detached bungalow is spacious in design, having been sympathetically extended and modernised in the past to provide generous living accommodation. Particularly attractive features of the property are the polished wooden and tiled floors throughout, original wooden internal doors and high ceilings. Should someone desire, there is the potential to extend further, with the property being situated towards the front of a larger than average plot (subject to appropriate planning consents and approvals).

Entered at the front via a porch, an original period door opens into the entrance hall having high level window which allows light to cascade into the property. The two double bedrooms are both front aspect rooms, one having built-in wardrobes to either side of the existing chimney breast (which features an attractive wood and tiled fireplace surround). The modern shower room is fully tiled, with a corner shower having sliding glass doors, close coupled WC and pedestal wash hand basin. Adjacent to the shower room are a useful airing cupboard (housing the modern gas combination boiler) and a further cloaks/storage cupboard. To the far end of the hallway, a door opens into the lounge, an airy and generously proportioned rectangular room, which benefits from a quirky porthole window to one wall. The modern stone fireplace surround houses a coal effect gas fire and blends seamlessly with the traditional features in the room, creating a focal point. French style patio doors open from the lounge into the conservatory, finished with a tiled floor and with wall mounted heaters, this is a perfect seating space to enjoy the garden throughout the year.





The L-shaped dining kitchen features an original brick inglenook fireplace with inset wood burning stove, having a beautiful glazed wooden storage unit built into the space adjacent to the chimney breast. The kitchen extension features modern, cream fronted, shaker style units of base and wall mounted cupboards and drawers, having contrasting worktops over with matching upstands. The range style cooker has a brushed stainless steel splashback, with matching chimney style extractor hood over. The kitchen includes an integrated dishwasher with space for a free standing fridge freezer, washing machine and tumble drier. Finished with a slate floor, this room remains bright with a large side aspect window and a part glazed courtesy door which opens directly to the rear garden.

Being immaculately presented and decorated in contemporary tones, this is a property which someone could move straight into.

Externally, the property is set back from the road with a herringbone design block paved driveway leading to the garage. The garage has an up/over door, courtesy door to the rear garden and two windows, which would make it ideal for a workshop space, if desired. The front garden is raised up from the road, behind a wall, being laid mainly to lawn, with specimen shrubs and neatly maintained hedging.

The fully enclosed rear garden can be accessed from either side of the property, via separate gates, and has been landscaped, mainly laid to lawn, with flagged patio seating space across the rear of the home. A raised side garden features a further seating area with wooden pergola over.



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**LOCATION**

Situated in an established residential locality being conveniently placed for access to the market town of Wellington, which offers local shops, supermarkets, library, leisure centre, bus and railway stations. Wellington offers an excellent range of primary, secondary and college education facilities. Junction 6 of the M54 is approximately one mile distant and provides excellent commuting access to Telford Town Centre and the West Midlands Conurbation.

**TENURE**

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

**SERVICES**

We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas 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.

**DIRECTIONS**

From our office in Church Street, Wellington, proceed through the town, along market street. Turn left into Bridge Street then at the junction with the traffic lights, take the right hand turning into Haygate Road. Herbert Avenue is the sixth turning on the left hand side. The property will be found on the right hand side, after a distance, marked by our For Sale board.

**LOCAL AUTHORITY**

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. Council Tax Band D (currently £1,924.21 for the year 2023/24).

**VIEWING**

Please ring us on 01952 221 200 or Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

**METHOD OF SALE**

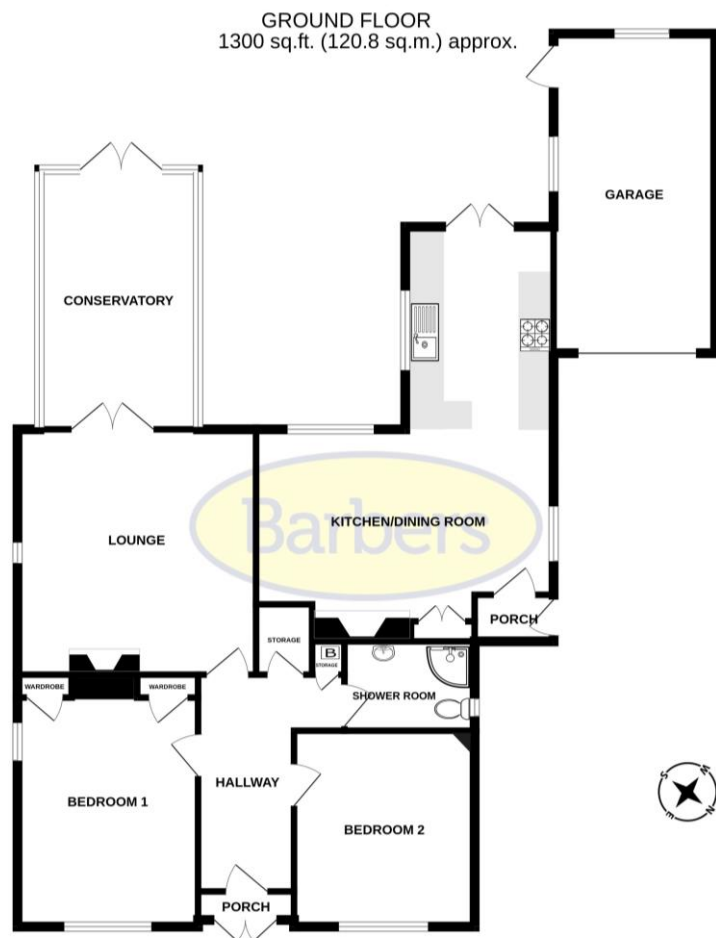
For sale by Private Treaty.

**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.  
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## ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

**L-SHAPED DINING KITCHEN** 22' 2" max (10' 4" min) x 18' 3" max (8' 9" min)  
(6.76m x 5.56m)

**LOUNGE** 14' 9" x 13' 2" (4.5m x 4.01m)

**CONSERVATORY** 15' 7" x 9' 6" (4.75m x 2.9m)

**HALLWAY** 13' 0" x 5' 9" (3.96m x 1.75m)

**BEDROOM ONE** 13' 9" x 10' 10" (4.19m x 3.3m)

**BEDROOM TWO** 11' 9" x 10' 10" (3.58m x 3.3m)

**SHOWER ROOM** 6' 9" x 5' 4" (2.06m x 1.63m)

**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 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.



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