



Crescent Road Wellington Telford TF1 3DW

Offers in the Region Of
£325,000

Such a beautiful family home with so much scope to create your forever home. On the popular Crescent Road on a corner with The Lawns this is a lovely large plot. Attractive gardens, good accommodation, three reception rooms as well. Wellington Centre, the railway station shops, eateries and traditional market place a walk away. Excellent schools both private and state plus fast access to all major transport links and public transport. No chain on this gem of a house any original features and tons of potential. View now. EPC E AND council tax E

- Excellent potential to create a forever home
- Huge garden
- Top location close to all amenities
- Plenty of accommodation
- Corner plot with well stocked gardens
- No chain

Crescent Road, Wellington, Telford, Shropshire, TF1 3DW

FRONTAGE

Standing in its own large grounds on a corner plot with low brick wall, trees and mature shrubs and bushed this detached property has had a lifetime of memories and now it's time for you to make yours. The location is brilliant a short walk to Wellington market town, train and bus stations, good schools and hospital nearby. Excellent easy access to the M54 and beyond. Yes, ready for work but the possibilities...

ENTRANCE HALL

A porch area leads you into the hallway with access to the ground floor rooms and the stairs. There is a ground floor w.c.

LOUNGE 12' 3" x 15' 3" (3.73m x 4.64m)

The lounge is a good size and to the front of the property overlooking /crescent Road. nice and light from two windows, one very large, with coving and wall lights and a fire surround. Two radiators. Sliding double doors to dining room.

DINING ROOM 12' 3" x 9' 5" (3.73m x 2.87m)

Again, a good-sized room leading off the lounge and with door to kitchen. Two windows so plenty of natural light. Radiator, coving and centre light fitting.

KITCHEN 7' 4" x 16' 5" (2.23m x 5.00m)

Large window overlooking the rear garden, , radiator and wood kitchen, one and a half bowl sink unit, space for washing machine, wall and cupboard units. Door to outside.

GARDEN ROOM 9' 1" x 15' 6" (2.77m x 4.72m)

There is a garden room here and a buyer would make their own decisions on this. It has a flat roof and has had many years happy use.

LANDING AREA

With window at the top of the stairs. Wooden banister and light fittings, cupboard housing hot water cylinder.

BEDROOM 1 12' 6" x 12' 8" (3.81m x 3.86m)

To the front of the house and of good size with fitted wardrobes, radiator, plenty of windows and light fittings.

BEDROOM 2 12' 6" x 12' 5" (3.81m x 3.78m)

Again, to front of house radiator wardrobes and light fittings. Two windows with again lots of natural light.

BEDROOM 3 7' 5" x 8' 3" (2.26m x 2.51m)

Smaller bedroom located to the rear. Radiator and two windows.

SHOWER ROOM

Nicely tiled bathroom with feature tiling in two tones, shower enclosure, window with obscured glazing, and vanity unit with plenty of cupboards, basin and w,c,

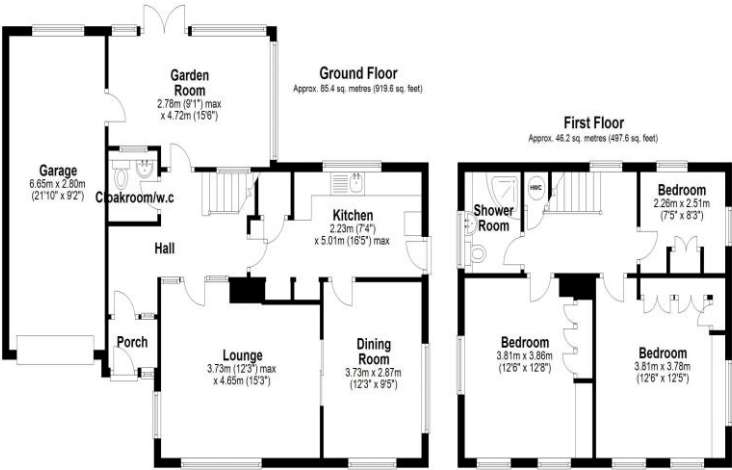
GARAGE 21' 10" x 9' 2" (6.65m x 2.79m)

Long driveway leads to garage. Good size.

GARDENS

The large gardens are a real feature of this property. Mature shrubs, conifers and trees, good sized borders, large patio with a few steps to the extensive lawned area. Shed.

So much to look forward to as the season changes and you find out what gems are planted here.



Total area: approx. 131.7 sq. metres (1417.2 sq. feet)



Energy performance certificate (EPC)

10 Crescent Road Wellington TELFORD TF1 3DW	Energy rating E	Valid until: 13 April 2035
		Certificate number: 2435-7324-3400-0354-9296

Property type	Detached house
Total floor area	97 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance