



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



**105 Haygate Road, Wellington, Telford, Shropshire,
TF1 2BU**

Offers in the Region Of £343,000

This most impressive 3 bedroom semi detached family home has been beautifully modernised throughout by the current vendors. The spacious accommodation comprises:

Entrance Hall, Living Room, Dining Room, Kitchen, First Floor Landing,
2 Double Bedrooms, 1 Single Bedroom, Contemporary 4 Piece Bathroom Suite,
Attractively Presented Gardens, Driveway and Garage. Viewing Highly Recommended.
No Upward Chain.



105 Haygate Road, Wellington, Telford, Shropshire, TF1 2BU

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Arched recessed entrance porch, uPVC double glazed entrance door.

Entrance Hall 14' 3" x 6' 1" (4.34m x 1.85m)

Grey wood effect laminate flooring, staircase leading to First Floor Landing, radiator, under stairs storage cupboard with plumbing conversion kit.

Living Room 12' 4" x 11' 3" (3.76m x 3.43m)

Double radiator, double glazed bay window to the front, feature fireplace with open fireplace and hearth.

Dining Room 13' 2" x 11' 3" (4.01m x 3.43m)

Double radiator, uPVC double glazed French doors lead onto rear garden, fireplace with open grates and hearth.

Kitchen 15' 11" x 6' 1" (4.85m x 1.85m)

Tiled flooring, nicely fitted with cream fronted units, integrated dishwasher, fridge and freezer, 5 ring gas Range Master cooking range with extractor hood over, wood effect laminate work tops, inset Belfast style sink unit with integrated drainer, attractive tile splash to work areas, space and plumbing for washing machine, double glazed window to the side, 2 further double glazed windows and door to rear garden, 2 Velux skylights.

First Floor Landing 8' 3" x 7' 2" (2.51m x 2.18m)

Access to roof space.

Bedroom 1 13' 2" x 11' 4" (4.01m x 3.45m)

Double radiator, walk in double glazed bay window to the front with built in shutters, 2 built in double wardrobes.

Bedroom 2 14' 8" x 9' 0" (4.47m x 2.74m)

Double radiator, double glazed window overlooking rear garden.

Bedroom 3 7' 5" x 7' 3" (2.26m x 2.21m)

Double radiator, double glazed window to the front with built in shutters.

Bathroom 9' 4" x 5' 11" (2.84m x 1.80m)

Beautifully refitted with contemporary, white 4 piece suite including bath with mixer tap and shower fitting, wash basin, WC, walk-in wet room style shower cubicle, fully tiled walls and flooring, double glazed window to the rear, contemporary heated towel rail.

Rear Garden

Good size, recently landscaped with porcelain tile patio leading to lawn with raised beds and enclosed by fencing. Large storage shed. Access to the garage.

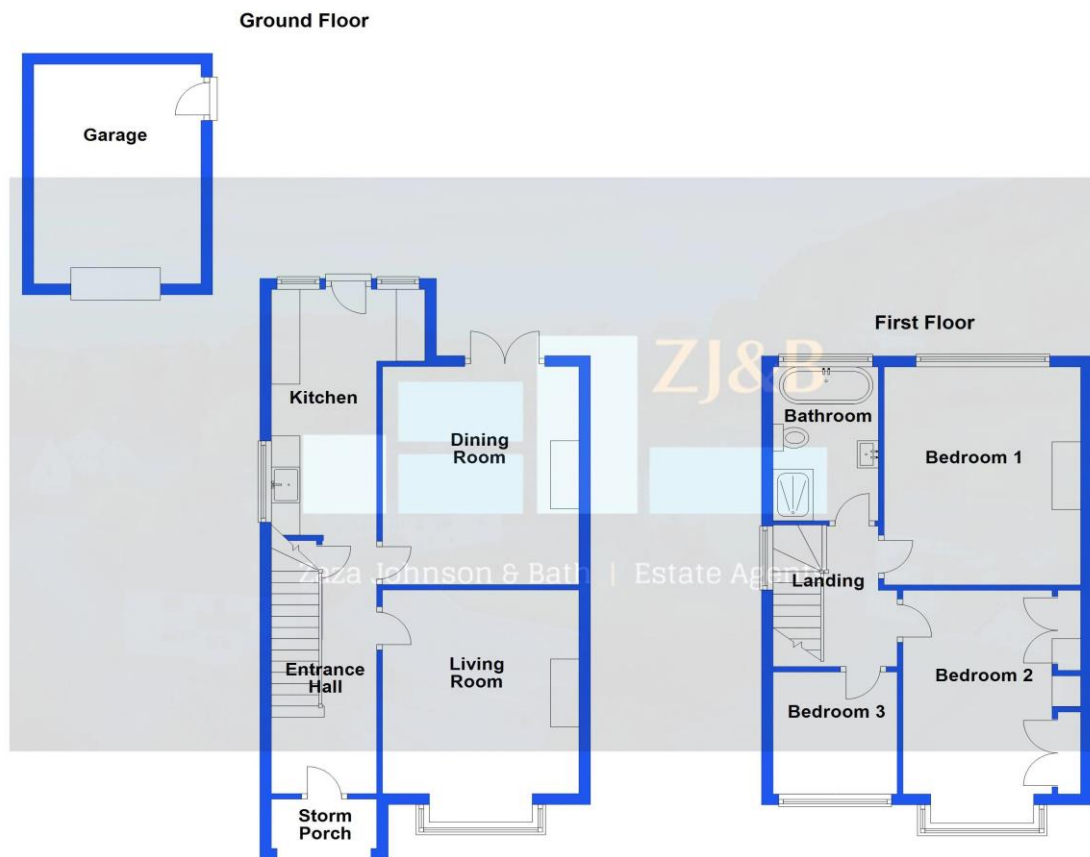
Outside - Front

Approached over a long driveway providing access to Garage and parking for several vehicles. The front garden is laid to lawn with shrub beds and borders, low brick wall to the front and hedging to the side.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

105, Haygate Road Wellington TELFORD TF1 2BU	Energy rating D	Valid until: 1 February 2029 Certificate number: 8904-4596-7229-5407-3213
---	---------------------------	--

Property type
Semi-detached house

Total floor area
97 square metres

Rules on letting this property

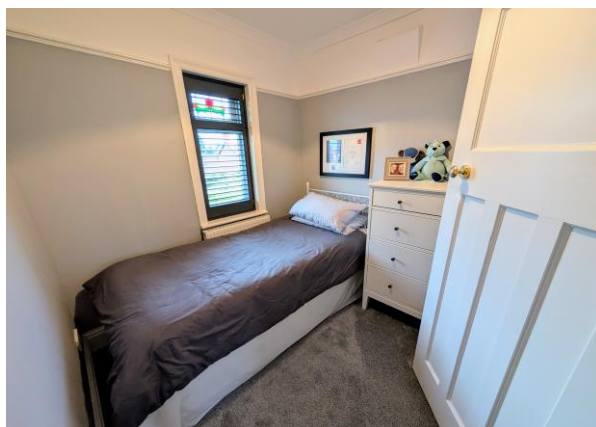
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

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



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage