



**Estate Agents
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32 Steventon Road, Wellington, Telford, TF1 2AS

Offers In The Region Of £100,000



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Wellington was granted a charter to run a market in 1244 and remains a market town. The town, which now forms part of Telford, has a railway station, good motorway access, doctors' surgery, dental practices and the Princess Royal Hospital is less than a mile away. Wellington has two secondary schools, several primary schools and a Sixth Form College. The High Street has a mix of independent and chain shops, cafes and pubs. The town is served by several supermarkets and a retail park a short distance away.

The property is set out in further detail below;

Panelled front door into...

Entrance Hall

With radiator.

Lounge

14'7" x 12'5" (4.45 x 3.80)

Having double glazed front aspect window and radiator. Useful understairs storage.

Kitchen

11'7" x 7'8" (3.55 x 2.35)

With a range of fitted cabinets comprising base and wall mounted cupboards and drawers having work surfaces and complimentary wall tiling. Inset sink and drainer unit. Space for oven and fridge. Double glazed windows and rear aspect.

Rear lobby with external door having boiler cupboard (no boiler fitted currently) and separate WC.

Stairs rise from the Hallway to the first floor.

Landing

With side aspect window and access hatch to loft space.

Bedroom One

11'7" x 9'8" (3.55 x 2.97)

Having front aspect double glazed window and panelled radiator.

Bedroom Two

10'9" x 10'0" (3.30 x 3.05)

With built-in cupboard. Radiator and double glazed rear window.

Bedroom Three

7'8" x 7'6" (2.35 x 2.30)

Having radiator and rear aspect double glazed window.

Bathroom

Comprising white suite with panelled bath and tiled surround. Wash hand basin and low-level flush WC. Radiator and double glazed window.

Outside

The property is approached off the public footpath fronting Steventon Road over a concrete path and front garden laid to lawn. A side gate opens to the enclosed rear garden having potential for landscaping. A metal gate opens onto a service road which provides off-road parking.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: B

EPC RATING: D

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected. There is currently no boiler but radiators fitted where indicated.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

FLOODING ISSUES: The property has not flooded in the last years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any,

COAL FIELDS/MINING: Telford is a known historic coal mining area but no mining related issues have been disclosed.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From Wellington Town Centre, take Haygate Road out of town, turning 2nd right onto Hollies Road and then turn third left into Steventon Road where the property is on the right handside.

WHG Agents Notes

*The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before

formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

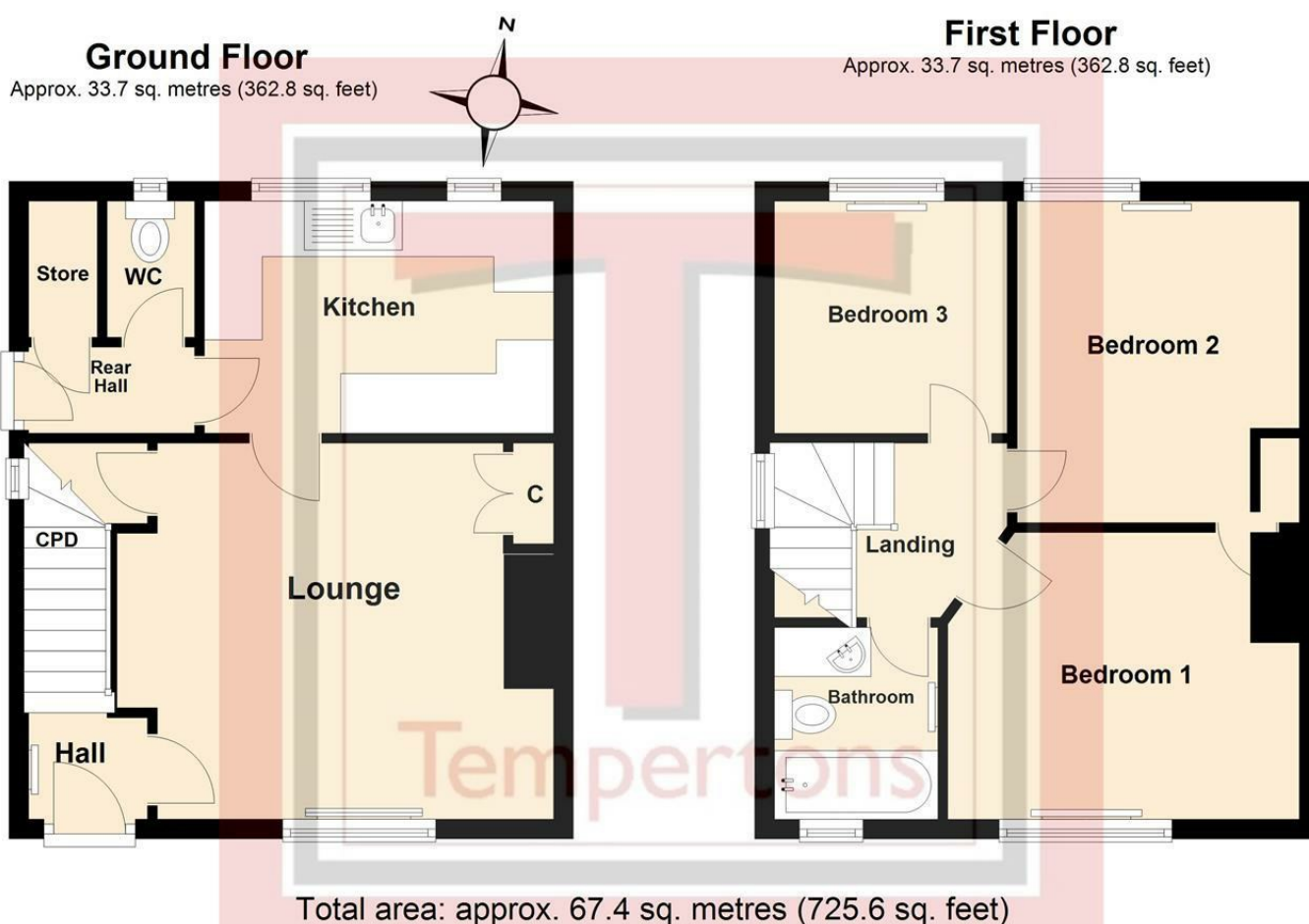
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property. Plan produced using PlanUp.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

