



## 12 Colemere Drive, Wellington.

Offers in the Region of **£229,995**

This Three Bedroom, semi-detached property is situated on the ever popular Brooklands estate and has been recently re-decorated throughout, offering the next owner(s) a blank canvas to really create a beautiful family home! Benefitting from No Upward Chain, it is within easy reach of all of the amenities which the market town of Wellington has to offer, including schools, shops, railway and bus stations.

Briefly comprising Entrance Porch, Entrance Hallway, Lounge (with feature fireplace), Kitchen/Diner, Utility room, Ground floor W.C., Three Bedrooms and Family Bathroom. Externally there is ample driveway parking and gardens to the front and rear. uPVC D.G. and Gas C.H. (via a back boiler)

Council tax band B EPC Rating D Note: Please note that this property is being sold on behalf of an employee.

# 12 Colemere Drive Telford Shropshire

Property entered via sliding door into Entrance Porch with front door into

**Entrance Hallway**

**Lounge** 13' 4" max x 12' 8" (4.06m x 3.86m)

**Kitchen/Diner** 19' 2" x 9' 3" (5.84m x 2.82m)

**Utility Room** 12' 2" x 6' 3" (3.71m x 1.90m)

**Ground Floor W.C.** 3' 9" x 2' 8" (1.14m x 0.81m)

Stairs rising to the first floor landing which provides access to all Bedrooms and Family Bathroom.

**Bedroom 1** 11' 0" x 11' 6" (3.35m x 3.50m)

**Bedroom 2** 11' 1" x 9' 1" (3.38m x 2.77m)

**Bedroom 3** 8' 6" x 7' 9" (2.59m x 2.36m)

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Family Bathroom** 7' 8" x 5' 4" (2.34m x 1.62m)

**Externally**

To the front is a tandem tarmac driveway with low maintenance garden to the side.

To the rear is a good sized, enclosed garden with paved patio closest to the house and lawned area. Side access gate.



TOTAL FLOOR AREA: 940 sq.ft. (87.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Barker Healey

PROPERTY



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**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.  
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.