



**Estate Agents
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27 North Road, Wellington, Telford, TF1 3ED

Offers In The Region Of £155,000

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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.

No Upward Chain

No. 27 North Road traditionally built two bedroomed end terraced house of brick and tile construction, requiring general refurbishment and upgrading. The property benefits from uPVC double glazing and gas central heating, with off road parking to the rear over a shared service road and is located on the outskirts of Wellington.

The property in more detail:-

Canopy Porch and PVC coated front door into

Entrance Hall

with stairs rising to the first floor.

Full Depth Lounge

16'0" x 10'0" (4.90 x 3.05)

having front and rear double glazed windows. Two radiators. Decorative fire surround and coal effect electric fire.

Breakfast Kitchen

10'11" x 10'0" (3.35 x 3.05)

with a range of fitted cabinets having wood effect work surfaces comprising base and wall mounted cupboards and drawers. Inset stainless steel sink and drainer unit. Space for standalone cooker. Plumbing provision for washing machine and space for undercounter fridge. Radiator and double glazed front and side aspect windows.

Door into

Store/Lobby

10'4" x 4'9" (3.15 x 1.45)

having radiator. Power and light. Door into wooden enclosed verandah with access to rear garden.

Cloakroom / W.C.

with corner wash hand basin and low level W.C.

Stairs lead to a first floor landing having double glazed window and rear aspect. Radiator and access hatch to loftspace. Built-in cupboard housing central heating boiler.

Bedroom One

16'2" x 10'0" (max) (4.95 x 3.05 (max))

with front and rear double glazed windows. Two radiators.

Bedroom Two

10'0" x 9'9" (3.05 x 2.98)

having front aspect double glazed window. Built-in wardrobe. Radiator.

Bathroom

with complete white suite comprising panelled bath and full height tiled surround having mains shower attachment. Pedestal wash hand basin. Low level flush W.C. Radiator. Double glazed rear aspect window.

Outside

The property is approached off North Road via a pedestrian gate opening to the attractively laid front garden having shaped lawns with maturing side borders. A side gate leads to the rear garden laid chiefly to gravel and pavings requiring some landscaping having vehicular access onto a service road leading to Fowler Close, with a timber and corrugated sheeted Garage/Store (5.40m x 2.70).

Additional Information

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

EPC RATING: D (67)

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.

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: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The vendor is not aware of any flooding issues having affected the property in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planned developments or permissions that may impact the property.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affected the property, however Telford is an historic mining area and potential purchaser should make their own enquiries in regard to this.

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

DIRECTIONS: From the Apley roundabout by the Princess Royal Hospital, proceed along Apley Avenue toward Wellington. At the next roundabout, turn right into Whitchurch Road and follow this road around the bend to the left as it becomes North Road. The property will be found on the left hand side after a short distance.

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 ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

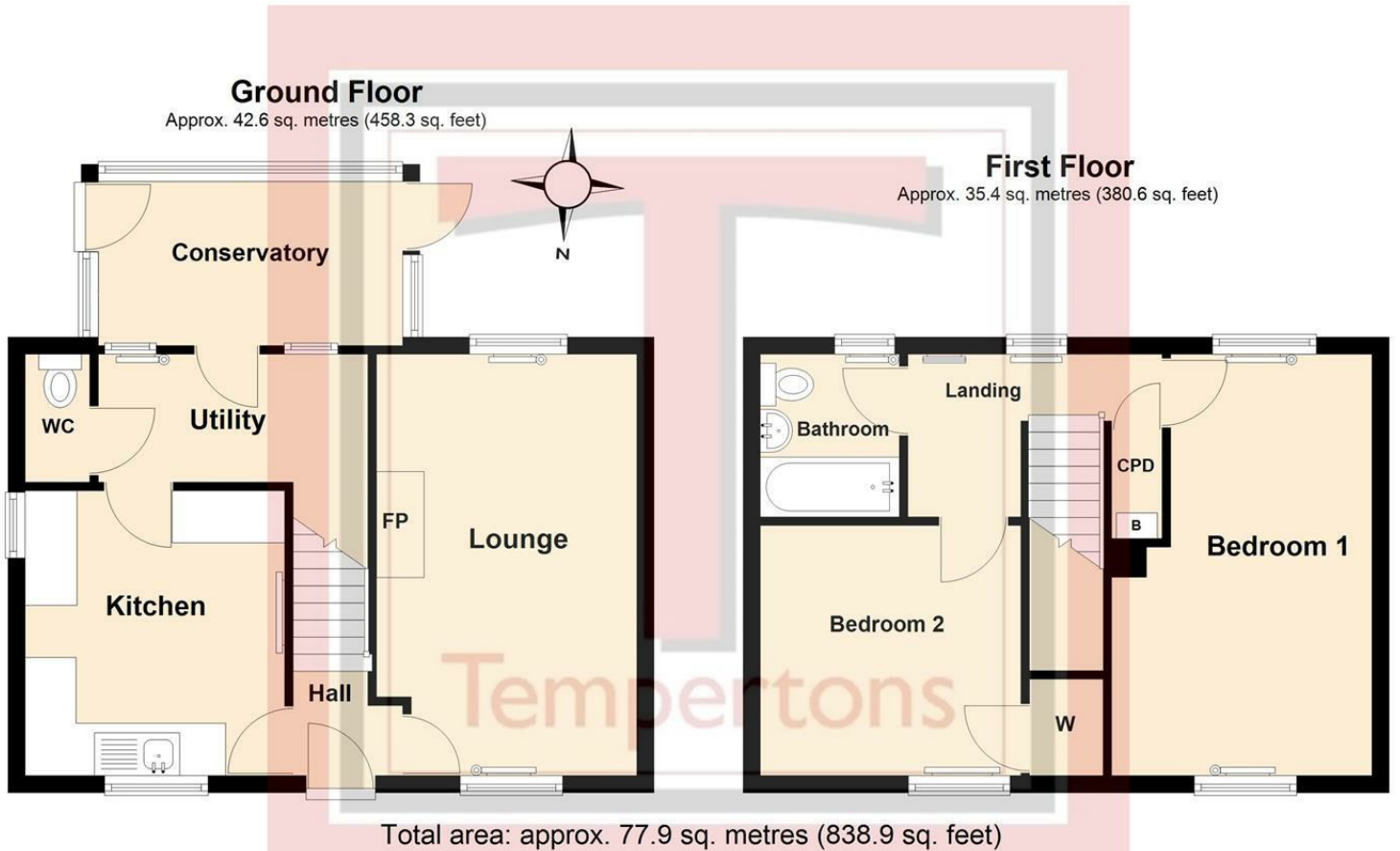
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales		EU Directive 2002/91/EC



This 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 used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

27 North Road, Wellington, Telford

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.

