



Helping *you* move



8 Crescent Road, Wellington

Available with No Upward Chain – this spacious, three bedroomed detached bungalow boasts plenty of off road parking, and is conveniently located on a sought after road, within easy walking distance of the market town centre.

Offers in the Region of

£308,000

8 Crescent Road, Wellington, Telford, TF1 3DN

Overview

- Detached 3 bedroomed bungalow
- Available with No Upward Chain
- Lounge with conservatory off
- Generous kitchen / diner
- Three bedrooms
- Shower room, separate WC
- Driveway parking for several vehicles
- Attractive gardens to front and side
- Garden storage sheds
- Gas Central Heating, uPVC DG
- Freehold, EPC D, Council Tax C



Location

Situated on the edge of the Historic Market Town of Wellington, the property is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. There are a range of Primary and Secondary Education facilities, Telford College of Arts and Technology, New College and Wrekin College. Access to the M54 via junction 6 to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or junction 7 offers access towards Shrewsbury in the West

Brief Description

This three bedroomed detached bungalow has been well maintained by the current owners and sits side on to Crescent Road, with generous driveway parking to the side and rear of the property.

The front door to the property faces onto The Lawns and opens into a through hallway, with access hatch to the loft space and airing cupboard housing the gas combi boiler. Bedroom one has useful built-in wardrobes with mirrored sliding doors and bedrooms two and three both benefit from dual aspect windows, ensuring all feel light and airy.

All three bedrooms share the refitted shower room and separate WC.

The lounge is situated to the rear of the bungalow and has two side aspect windows, either side of the fireplace, which



currently houses a gas fire. French style patio doors open to the conservatory, a lovely space to enjoy the sunshine throughout the day, being south facing. Finally, the kitchen / diner completes the layout, being fitted with a range of base and wall mounted cupboards and drawers. There is space for a freestanding cooker, and space for an upright fridge/freezer. Off the kitchen is a useful porch, with space and plumbing provision for the washing machine, and courtesy door to the rear courtyard space. Externally, the property is approached through wrought iron gates, where there is driveway parking for several vehicles or caravan etc. Attractive gardens sit to the side and front of the property, laid to lawn and ornamental stone, with specimen trees, shrubs and perennial planting.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band C – currently £2,015.75 for the year 2026/27.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Morrisons roundabout take the exit onto Vineyard Road (signposted to Whitchurch) and then second left onto Crescent Road – the property will be found on the right hand side, marked by our for sale board.

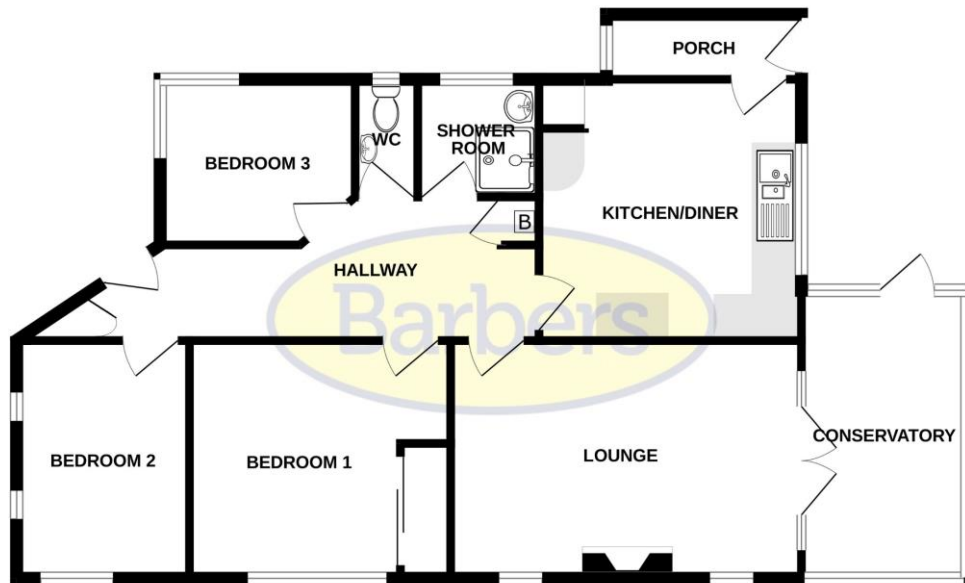
METHOD OF SALE

For Sale by Private Treaty.

WE39676.180326

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.
Made with Metropix ©2026



All measurements quoted are approximate:

LOUNGE 15' 11" x 10' 11" (4.85m x 3.33m)

KITCHEN/DINER 11' 11" x 11' 10" (3.63m x 3.61m)

CONSERVATORY 13' 1" x 7' 6" (3.99m x 2.29m)

BEDROOM ONE 11' 10" (9'7" to front of built-in wardrobes) x 10' 10" (3.61m x 3.3m)

BEDROOM TWO 10' 10" x 7' 10" (3.3m x 2.39m)

BEDROOM THREE 8' 10" max x 7' 6" max (2.69m x 2.29m)

SHOWER ROOM 5' 6" x 5' 4" (1.68m x 1.63m)

WC 5' 6" x 2' 10" (1.68m x 0.86m)

REAR PORCH 8' 9" x 2' 11" (2.67m x 0.89m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.