Barbers

103 Haygate Road, Wellington

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103 Haygate Road, Wellington, Shropshire TF1 2BU

Offers Over £500,000







This beautifully presented Detached Period Property, provides spacious Three Double Bedroom accommodation and occupies a generous plot, with views of The Ercall and Wrekin to the Rear.

- Beautifully Presented Detached Period Property
- Lounge with Bay Window, Dining Room,
- Conservatory, Breakfast Kitchen,
- Three Double Bedrooms
- Ensuite to Master, Bathroom with Roll Top Bath
- Stunning Mature Gardens with views
- Garage and further Store
- Gas Central heating.









Brief Description

With generously proportioned rooms, high ceilings and bay windows which creates lots of light, as well as enjoying a South/Southeast facing garden. This stunning detached house needs to be viewed to be appreciated. A stained-glass front door opens into a large hallway, with useful cupboard, stairs to the first floor and doors to Lounge, with bay window to front, picture rail, dado rails, feature fireplace inset with gas fire. Dining room, with coal effect gas fire, panelling to half wall height, cupboard and double doors to, Conservatory, having tiled floor, electric light and power and double doors to garden. The Breakfast kitchen, has a range of eye level wall mounted cupboards, work top inset with Belfast sink with granite worktop to side and base cupboards below, range cooker with 6 ring gas hob, and extractor over, integrated dishwasher, space and plumbing for washing machine, island providing seating and entertaining, panelling to half wall height, picture rails, understairs storage cupboard housing boiler, further cupboard which was previously used a Downstairs WC and could easily be converted back, windows to rear elevation and door to side, which benefits from being completely covered.

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Stairs ascend to an impressive galleried Landing with window to side, double cupboard, access to loft and wooden doors gives access to the Master Bedroom, with panelling to half wall height, fitted wardrobes, window overlooking the glorious garden to the rear and door to, Ensuite, having shower, low level WC, pedestal wash hand basin and window to Rear, Bedrooms 2 & 3 are situated at the front, with lots of natural light, and extensive fitted wardrobes. The Bathroom has a rolled topped bath, separate toilet area with window to side, pedestal wash hand basin and window to rear.

Externally, there is ample parking on a Tarmacadam driveway for three vechiles, surrounded by mature trees, plants and shrubs, and gives access to the recessed porch with Wisteria above, gate to garden, garage and garden store. The well established rear garden is laid to lawn and hosts a selection of secluded seating areas and has a plethora of mature tree plants and shrubs and enjoys views over The Ercall and Wrekin.







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LOCATION
Situated close to Bowring Park, a local green area with café and leisure
Facilities and with Views the rear to the Ercall and Wrekin, the property is extremely convenient for access into the nature reserves of The Ercall
and The Wrekin. The traditional Market Town of Wellington offers a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Within 1 mile of the property there are Primary and Secondary Education facilities and Telford College and Wrekin College are within the perimeter of Wellington. Access to the M54 is approximately 3/4 mile away and links towards the County Town of Shrewsbury in the west and Telford and the West Midlands Conurbation in the east.

TENURE
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

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.

DIRECTIONS
From Junction 7 off the M54 proceed along Holyhead Road towards Wellington, at the traffic lights turn left into Haygate Road, continue down this road and the property will be found on the right hand side between the turnings of Haygate Drive & Herbert Avenue.

LOCAL AUTHORITY
Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. Council Tax Band F

VIEWING
Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE
For sale by Private Treaty.

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.
WE 40201.140526

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

HALLWAY 16' 0" x 5' 8" (4.88m x 1.73m)

LOUNGE 13' x 12' 4" (3.96m x 3.76m)

DINING ROOM 13' x 12' 1" (3.96m x 3.68m)

CONSERVATORY 11' 05" x 9' 10" (3.48m x 3m)

KITCHEN/BREAKFAST ROOM 14' 7" x 13' 7" (4.44m x 4.14m)

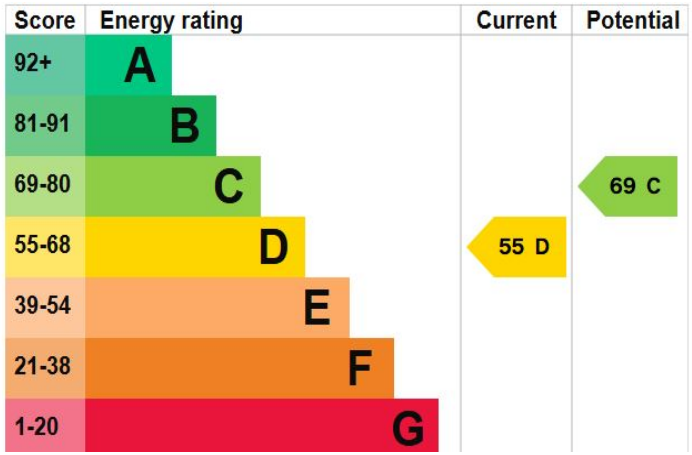
MASTER BEDROOM 12' 08" x 11' (3.86m x 3.35m)

ENSUITE

BEDROOM TWO 14' 10" x 10' 4" (4.52m x 3.15m)

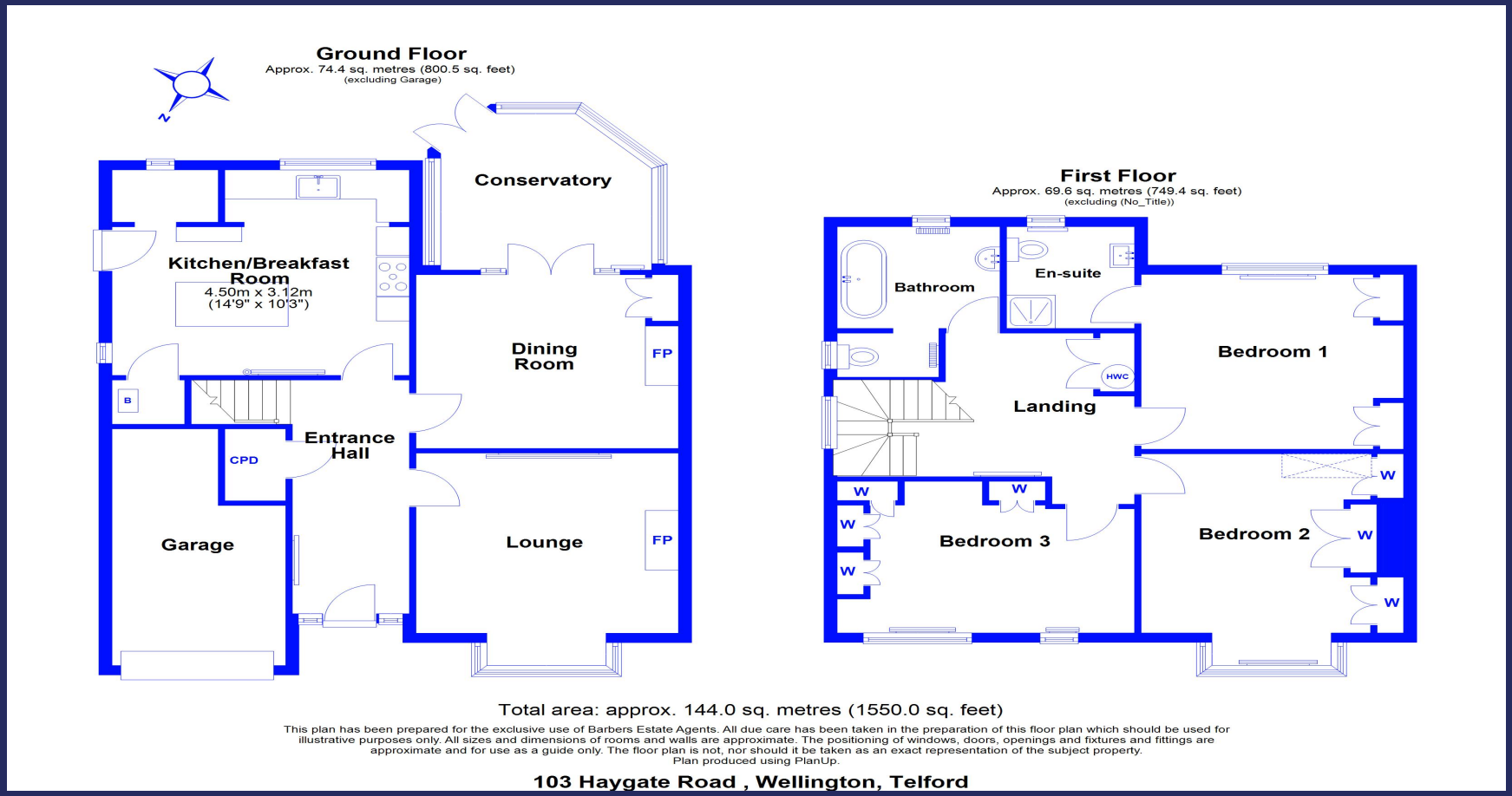
BEDROOM THREE 12' 5" x 11' 2" (3.78m x 3.4m)

BATHROOM



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Total area: approx. 144.0 sq. metres (1550.0 sq. feet)

This plan has been prepared for the exclusive use of Barbers 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.

103 Haygate Road , Wellington, Telford

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