



Helping *you* move



21 Linden Avenue, Wellington

A Spacious detached dormer bungalow with three-bedroom accommodation. Ideally located on a tree-lined avenue, close to Wellington Town centre and offered with no upward chain.

Offers in the Region of

£425,000

21 Linden Avenue, Wellington, Telford, TF1 1QR

Overview

- Nicely presented Dormer Bungalow
- Lounge
- Kitchen/Diner
- Sun Room
- Three Bedrooms (One Downstairs)
- Bathroom
- Downstairs Shower Room with WC
- Single Attached Garage
- Neatly Maintained Gardens
- Gas Central Heating
- No Upward Chain
- EPC D, Council Tax D



Location

Situated on the edge of the Historic Market Town of Wellington and overlooked by the Wrekin, the property is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Station. There are a range of Primary and Secondary Education facilities, Telford College and Wrekin College. The nearby M54 provides easy access to Telford Town centre, the wider West Midlands Conurbations and Shrewsbury.

Brief Description

This impressive detached dormer bungalow offers generous thoughtfully arranged flexible accommodation, with the benefits of a downstairs bedroom and W/C shower room. Set on a large individual plot with a beautifully positioned enclosed garden. The property is presented with no upward chain, creating an excellent opportunity for buyers seeking a spacious home in a desirable and convenient location. Situated along a charming tree-lined avenue within an established residential area, the property enjoys a peaceful setting while remaining within close distance of Wellington town centre and its wide range of amenities.



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01952 221 200



The ground floor features a welcoming entrance hall leading to the dual aspect lounge, with its modern log burner and door opening onto the rear part of the garden. The kitchen is complemented by a practical utility room and access to the sun room and lobby.

There is a downstairs W/C with shower offering flexibility for family life or single level living if desired.

The first floor provides two further bedrooms and family bathroom.

The property sits on a generous plot, of approx. 600sqm, with neatly maintained mature garden that enhances its sense of space and privacy. It also has the added convenience of an attached garage with driveway, and the benefits of solar panels.



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 D

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 Junction 7 off the M54 turn right onto Holyhead Road, turn left onto Haygate Road, proceed along Haygate Road taking the 6th right onto Linden Avenue. Where the property can be found at the very end on the left hand side, before reaching the Cemetery.

METHOD OF SALE

For Sale by Private Treaty.

WE40110 050526

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.



Total area: approx. 145.8 sq. metres (1569.5 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guidance only. The plan is not nor should it be taken as a true and exact representation of the subject property. Plan produced using PlanUp.

All measurements quoted are approximate:

SUN ROOM

16' 0" x 12' 6" (4.88m x 3.81m) max.

KITCHEN

19' 7" x 10' 5" (5.97m x 3.18m) plus bay

UTILITY ROOM

4' 10" x 9' 4" (1.47m x 2.84m)

SHOWER ROOM

5' 4" x 4' 6" (1.63m x 1.37m)

BEDROOM THREE

17' 2" x 8' 5" (5.23m x 2.57m)

LOUNGE

17' 3" x 16' 1" (5.26m x 4.9m)

BEDROOM ONE

15' 1" x 10' 2" (4.6m x 3.1m)

BEDROOM TWO

10' 1" x 10' 7" (3.07m x 3.23m)

BATHROOM

9' 0" x 6' 0" (2.74m x 1.83m) max.

GARAGE

9' 2" x 15' 1" (2.79m x 4.6m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 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

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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.