



Helping *you* move



361 Holyhead Road, Wellington

A beautifully refurbished link Detached Two Bedroom Bungalow having modern refitted Kitchen and Wet Room, benefitting from front and rear gardens, long driveway parking and Garage. Convenient for the local amenities within the market Town.

Offers in the Region of

£300,000

361 Holyhead Road, Wellington, Telford, TF1 2HB.

Overview

- Beautiful Link Detached Bungalow
- Refurbished throughout
- No Upward Chain
- Lounge / Dining Room
- Conservatory
- Refitted Modern Kitchen
- Two Bedrooms
- Refitted Modern Wet Room
- Garage, Long driveway parking
- Gardens to front and rear
- Gas CH, Double Glazing
- EPC D, Council Tax C



Location

Situated close to the lovely nature reserve of The Ercall and well-known landmark, The Wrekin, both of which offer beautiful walks. The Historic Market Town of Wellington, some 1 mile distant, 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 and Wrekin College. The M54 motorway provides easy access to Shrewsbury in the west and to Telford Town Centre and wider Midlands conurbation in the east.

Brief Description

Offered for sale with no upward chain, this beautifully presented link Detached Bungalow has been refurbished throughout within the last five years to provide a refitted Wet Room, Kitchen, Conservatory, double glazing, new boiler and radiators. An internal inspection is essential to appreciate this delightful home.

Entering at the side into the Entrance Hall, access to the Bedrooms is found on your left hand side with Bedroom One having a bow window overlooking the front aspect with built-in double sliding door wardrobe; Bedroom Two also looks over the front aspect, the Wet Room has been reconfigured to provide space to house a modern white three piece suite. A useful coat cupboard completes the hall space.



From the Hall, to the right, is the Lounge with a useful storage cupboard; attractive feature fireplace and a wide flowing opening into the Dining Area, which then leads through sliding doors into the Conservatory, which looks over the rear garden and has access directly onto the patio.

A door from the Lounge opens into the refitted Kitchen which has a range of high gloss fronted units comprising base and wall mounted cupboard with complementary working surfaces over, integrated dishwasher, induction hob, extractor and eye level oven. A door provides side external access.

Externally, to the rear is a fully enclosed private garden, with patio, raised boarders, lawned area and useful shed. To the front, the property enjoys a long driveway with lawn and decorative boarders to side, which leads to a tandem garage with, electric roller door, light, power, a new roof and rear door to garden.



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

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 proceed towards Wellington; at the traffic lights turn right into Oaks Crescent and then immediately left into Holyhead Road - the bungalow will be found a short way along on your right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE40231.270826

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
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.
Made with Metaphor 02/2018

All measurements quoted are approximate:

LOUNGE 14' 4" x 11' 2" (4.37m x 3.4m)

DINING ROOM 10' 8" x 5' 5" (3.25m x 1.65m)

CONSERVATORY 9' 8" x 7' 7" (2.95m x 2.31m)

KITCHEN 11' 6" x 12' 8" (3.51m x 3.86m) narrowing to 8' 5" (2.57m)

BEDROOM ONE 12' 11" x 10' 9" (3.94m x 3.28m)

BEDROOM TWO 9' 4" x 7' 1" (2.84m x 2.16m)

SHOWER ROOM 8' 7" x 5' 5" (2.62m x 1.65m)

GARAGE 32' 7" x 9' (9.93m x 2.74m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	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

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.