



The Headlands, 23 Ercall Lane, Wellington

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The Headlands, 23 Ercall Lane, Wellington, Telford, Shropshire, TF1 2DY.

Offers in the Region of £650,000



Nestled at the foot of the Ercall with stunning views to the front, side and rear, this 1930's style Four Bedroom Detached House provides spacious accommodation throughout and enjoys a fabulous plot size of approx. 0.75 acre.

- Stunning location in a highly sought after area
- Lounge / Diner with feature Inglenook wood burner
- Sitting Room, Guest Cloakroom
- Modern Breakfast Kitchen
- Four Bedrooms, Main En-suite
- Bathroom, Gas CH, Double Glazing
- Garaging and extensive driveway parking
- Lovely gardens of approx. 0.75 acre



Brief Description

The Headlands is a beautiful 1930's style Detached Residence retaining many period features typical of the era and provides light and roomy accommodation throughout, ideal for a growing family to enjoy the space available, both inside and out, positioned at the bottom of the Ercall in this desirable residential locality.

A sweeping drive meanders up through retained borders to a generous sized, flat parking and turning area which leads to the Garage at the rear and around to the front of the property. An arched entrance door opens into the spacious Hallway with solid oak flooring which continues throughout the ground floor accommodation - immediately off to the left is the Sitting Room which enjoys a dual aspect to the front and side along with a decorative feature tiled fireplace. The Lounge / Dining Room is off to the right and has a wealth of natural light streaming in from the front, side and rear aspects and enjoys a feature see-through Inglenook fireplace with woodburning stove providing a central point to the whole room.

To the rear you will find the attractive Breakfast Kitchen with a fabulous range of high gloss fronted drawers, base and wall mounted units with breakfast bar area, integral dishwasher and wine cooler, Inglenook style area with oven and gas hob with pull-out larder units to either side, windows to both the rear and side, tiled floor and door to the rear porch. A guest cloakroom with modern suite and tiled floor completes the ground floor.



Stairs ascend to the spacious first floor landing with window to the front providing breath taking views towards Wrockwardine, the Welsh Hills and beyond. Bedroom One has a good range of built-in wardrobes and dressing table, windows to the front and side offer a lovely light aspect with splendid views; door into the En-suite wet room with walk-in shower area, toilet and wash basin (single glazed window). Bedroom Two offers far reaching views to both the front and side over the North Shropshire Plain as far as Market Drayton; excellent range of built-in wardrobes. Bedroom Three is located to the rear with views over the North Shropshire Plain and woodland of the Ercall. Bedroom Four is also positioned to the rear with two sky-light windows. The Bathroom offers a stunning retro style blue suite comprising bath, basin, low level wc and bidet.

An early inspection is essential to appreciate the potential this property has to offer along with the stunning garden plot which totals approximately 0.75 of an acre and has the backdrop of the Ercall to the rear and far reaching views at the side and front. Made up of a variety of borders containing shrubs and perennials edging lawned gardens and patio / decked areas, extensive lower lawn to the left of the property and all boundaries enjoy established hedging; while all levels of the garden gently sweep and merge into one another, immediately surrounding the property you will find the pathways and patios flat and level.



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LOCATION

Situated in this extremely sought after location nestled at the foot of the Ercall, being convenient for beautiful walks in the nearby woods and hills of the Ercall Nature Reserve and the infamous Wrekin. Approximately 1 mile from 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 close to the property, along with Telford College and Wrekin College on the edge of the Town. Access to the M54 via junction 7 to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation in the east or to the County Town of Shrewsbury in the west.

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 the office in Wellington proceed to the right and into Market Street. At the traffic lights turn left onto Bridge Road and at the next set of traffic lights carry on straight over to the small roundabout - turn right into Wrekin Road and proceed to the very top – turn right onto Holyhead Road and then first left into Ercall Lane where the property will be found on the left hand side as the road starts to incline.

LOCAL AUTHORITY

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

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.

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ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

SITTING ROOM 13' 9" x 13' 1" (4.19m x 3.99m)

LOUNGE / DINER 26' 7" x 15' 3" (8.1m x 4.65m) max.

BREAKFAST KITCHEN 13' 10" x 12' 4" (4.22m x 3.76m)

CLOAKROOM 5' 3" x 2' 8" (1.6m x 0.81m)

BEDROOM ONE 13' 4" x 10' 1" (4.06m x 3.07m) min., 12' 3" 3.73m max plus door recess

EN-SUITE 8' 9" x 6' 4" (2.67m x 1.93m) max. L shaped room

BEDROOM TWO 13' 9" x 10' 4" (4.19m x 3.15m) exclusive of wardrobes

BEDROOM THREE 12' 4" x 9' 9" (3.76m x 2.97m) plus door recess

BEDROOM FOUR 13' 5" x 6' 7" (4.09m x 2.01m) into eaves with restricted head room

BATHROOM 7' 6" x 6' 9" (2.29m x 2.06m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 sq.m.) approx.

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