



Helping *you* move



## 174 Haybridge Road, Wellington

For Sale By Modern Method Of Auction. No Upward Chain - A spacious Two / Three Bedroom Semi-Detached House providing unique, well maintained accommodation throughout with a good sized garden plot and generous parking facilities. Conveniently located for local amenities and the Town of Wellington.

Starting Bid

**£145,000**

# 174 Haybridge Road, Wellington, Telford, TF1 2NW.

## Overview

- Modern Method Of Auction
- Subject To An Undisclosed Reserve
- Reservation Fee Payable
- T's & C's Apply
- Semi-Detached House
- Lounge, Sitting Room
- Kitchen / Diner
- Utility with Cloakroom
- Two first floor Double Bedrooms
- Bathroom with four piece suite
- Generous Driveway Parking
- Good sized rear garden plot
- Gas CH, Double Glazing
- EPC E, Council Tax B



## Location

The property is found opposite Telford College and the Fire Station and is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations in the local Town. There are a range of Primary and Secondary Education facilities along with Telford College and Wrekin College. Access to the M54 links the property to Shrewsbury in the West and Telford and West Midlands Conurbation in the east.

## Brief Description

This deceptively spacious Semi-Detached House has been freshly decorated throughout with newly laid carpets and is a fantastic blank canvass for a buyer to add their own individuality to. The property is entered at the front into the Lounge where you will find a meter cupboard and an attractive fireplace with an electric fire; a door opens into the attractive Kitchen Diner, a lovely spacious room with a range of drawers, base and wall mounted units with complementary working surfaces, provision for a double Range style cooker, integral dishwasher, fridge and freezer; window to the side with stairs to the first floor and door to the Utility and further door to the Sitting Room. The Sitting Room has plenty of natural light streaming in through the window at the front and glazed doors which provide access into the rear garden and could easily be used as a third Bedroom / Play Room / Study etc.

The L shaped Utility Room has a range of base units with space and provision for appliances; Cloakroom with two piece suite. Stairs ascend to the first floor - Bedroom One overlooks the front while Bedroom Two has a dual aspect to the front and rear. The spacious tiled Bathroom enjoys a four piece suite including a separate shower cubicle.

Externally, the property has driveway parking to the side for several vehicles with double gates leading to the rear where you will find various different garden areas and patios with a central pathway leading down via steps to the very bottom of the garden where you will find a variety of sheds, having been freshly painted inside and out, ideal for Aviaries / Summer House etc.

Available with No Upward Chain, this is an excellent opportunity to acquire this spacious semi-detached property, which offers so much potential including the scope to extend or provide annex accommodation, subject to the necessary planning permissions.

### Auction Details

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.



### 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 B.

### 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](mailto:wellington@barbers-online.co.uk)

### DIRECTIONS

From the Office proceed out of Church Street and turn right onto Vineyard Road and at the T junction turn right again onto King Street, turn left at the mini roundabout and carry on to the T junction with Mill Bank where you turn left. At the Cock Hotel traffic lights turn left onto Watling Street and carry on to the second set of traffic lights and turn left onto Haybridge Road - the property will be found on your left hand side opposite the College grounds and Fire Station.

### METHOD OF SALE

For Sale by Modern Auction.

WE38654.020925

**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  
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 sq.m.) approx.  
Made with Metropix ©2025

All measurements quoted are approximate:

LOUNGE 12' 2" x 10' 9" (3.71m x 3.28m)

KITCHEN / DINER 14' 4" x 12' 4" (4.37m x 3.76m)

SITTING ROOM 12' 1" x 8' 3" (3.68m x 2.51m)

UTILITY ROOM 11' 0" x 8' 4" (3.35m x 2.54m) max. including cloakroom

CLOAKROOM 6' 3" x 3' 0" (1.91m x 0.91m)

BEDROOM ONE 12' 5" x 11' 10" (3.78m x 3.61m)

BEDROOM TWO 12' 2" x 8' 2" (3.71m x 2.49m)

BATHROOM 9' 0" x 6' 9" (2.74m x 2.06m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	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](mailto: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.