



Undertrees Close, Wellington, Telford

£169,950



Freehold | EPC rating: C

- ***NO UPWARD CHAIN****
- Private Garden

- 2 bed semi-detached home
- Close to local amenities, shops & schools

Belvoir

Property is personal

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Description

9 Undertrees Close is a two-bedroom semi-detached property situated in a sought-after area, offering excellent potential for first-time buyers looking to add value or investors alike. The property benefits from one reception room, a rear garden, and an EPC rating of C.

On the ground floor, the main reception room is positioned at the front of the property, enjoying an outlook over the front aspect. It features modern décor along with TV and socket points, providing a practical and comfortable living space.

The kitchen is located to the rear, and it is fitted with white units, an inbuilt hob and extractor fan, and provides space for dining. There is also direct access to the garden, presenting an opportunity to create a sociable indoor-outdoor living environment.

Upstairs, the property comprises two bedrooms and a family bathroom. The main bedroom is a double and benefits from an en-suite facility, offering added privacy and convenience. The second bedroom is also a double bedroom, ideal as a child's bedroom, guest room, or home office. The main bathroom is fitted with a white suite.

The property is located within a well-established residential area of Telford, which is well served by local amenities. Telford town centre provides a wide range of shops, supermarkets, cafés, restaurants, and leisure facilities, including the Telford Centre and the Southwater leisure quarter, both within a short drive. The area also offers access to green spaces and parks, ideal for outdoor activities.

There are a number of primary and secondary schools within driving distance, which may appeal to families or investors. Prospective purchasers are advised to verify school catchment areas and Ofsted ratings.

Freehold / EPC Rating C / Council Tax Band B

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and 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 Lifetime Legal, and is non-refundable.

Photographs



Rooms

Hallway

1.25m x 1.61m (4'1" x 5'4")

Living Room

4.2m x 3.24m (13'10" x 10'7")

Kitchen/Diner

4.26m x 2.85m (14'0" x 9'5")

Landing

2.05m x 1.82m (6'8" x 6'0")

Bedroom One

4.29m x 3.07m (14'1" x 10'1")

Ensuite

2.34m x 1.08m (7'8" x 3'6")

Bedroom Two

2.89m x 2.3m (9'6" x 7'6")

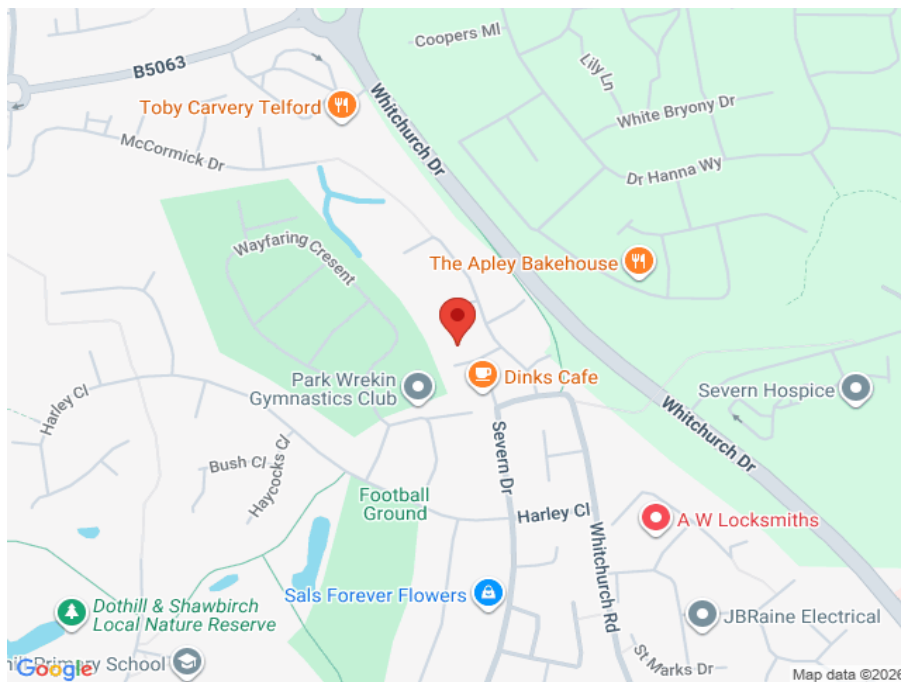
Bathroom

1.84m x 1.64m (6'0" x 5'5")

Floorplan



Map



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