



Lewis Crescent Wellington Telford TF1 2FQ

Offers in the Region Of
£380,000

This beautiful house is well worth viewing internally, it is set back behind a mature tree in a lawned circle giving you open views out to the front. The property is a brilliant white rendered detached home with plenty of attention to detail and it makes a gorgeous home. Large kitchen dining room with doors out to the garden, lovely lounge area, utility with ground floor w/c. Study, stairs from a pleasing hallway to four good sized bedrooms, main bedroom with en-suite and a family bathroom. There is quite a large garden, sunny with a patio area. This property is a B rating so high up on the energy rating scale. There is also a garage and parking for two cars. Council tax is F. The property is close to the Wrekin Golf Club and Bowring Park, with its tennis and bowling plus a place for coffee and a cake. The railway station and the market town of Wellington plus a local brewery offering its own ale at the Pheasant Inn. The local beauty spot the Wrekin is there for you walkers and climbers or just make it to the Halfway house for a cool drink.

A few minutes and you are on the motorway to Shrewsbury and beyond or to Wolverhampton and the M6. A few minutes and you are on the motorway to Shrewsbury and beyond or to Wolverhampton and the M6.

Frontage

Excellent kerb side appeal this bright white rendered home has an attractive bay window, contrasting brick work over the windows, a white door with inset glazing, trellis, and small hedge. The door is protected by a storm porch, and to the side is a graveled feature. The good-sized driveway has space for two cars and a garage.

Entrance Hall

An inset door mat to keep the outside outside! .A glazed side panel giving extra light, stairs lead up to the first floor with white balustrades and wood banister. A single radiator and access to all ground floor rooms, two light fittings. All the doors are white paneled.

Lounge

16' 6" x 11' 1" (5.03m x 3.38m)
A good-sized room with a bay window to the front looking out towards the mature tree and grassed area outside. Neutral walls and carpet, further window to side, radiator, two light fittings.

Study

6' 4" x 6' 6" (1.93m x 1.98m)
Again, just off the entrance hall,ideal for those who work from home or for crafters. Good views to the front of the property with large window, radiator under and blinds

Utility room

6' 9" x 6' 6" (2.06m x 1.98m)
A useful utility area which contains a wash hand basin and a W.C., plumbing and space for washing machine (which could be included) and dryer, work tops with storage under radiator and vinyl flooring. Extractor fan.

Kitchen/Dining Room and Snug

11' 1" x 25' 7" (3.38m x 7.79m)
This beautiful large kitchen dining room runs the whole width of the house and is the central hub of this family home. The kitchen area has bright white units in a large U shape with chrome-colour handles, There is an inset double oven, a separate gas hob with extractor fan, fridge freezer, dishwasher, plenty of drawer units wall cupboards and base units, A sink with a swan neck tap under the window overlooking the rear garden. Light coloured laminate, inset spotlights and the combi boiler is housed in the same white units. The dark worktops sets it all off and the large window gives plenty of natural light. The lovely laminate carries on into the snug/dining room, with radiator, space for a large table and a cosy sofa, ceiling light fitting, and four glazed doors giving a wall of windows to the patio and garden. This is a great room for gatherings, entertaining, and a place for families to come together.

Bedroom 1

14' 11" x 11' 1" (4.54m x 3.38m)
This room is to the front and is the main room with a wardrobes and en-suite, radiator under the window. The en-suite has a large shower with glazed shower screen heated towel rail, large white wash hand basin and attractively designed toilet. A window and a tiled shelf with splash tiled back to match and tiled flooring.

Bedroom 2

10' 3" x 10' 2" (3.12m x 3.10m)
Again, to the front with radiator under window, light fitment and room for a good-sized bed and desk and storage.

Bedroom 3

8' 1" x 13' 5" (2.46m x 4.09m)
Max measurements. Overlooks the rear garden with window with radiator under, light fitment another good-sized room

Bedroom 4

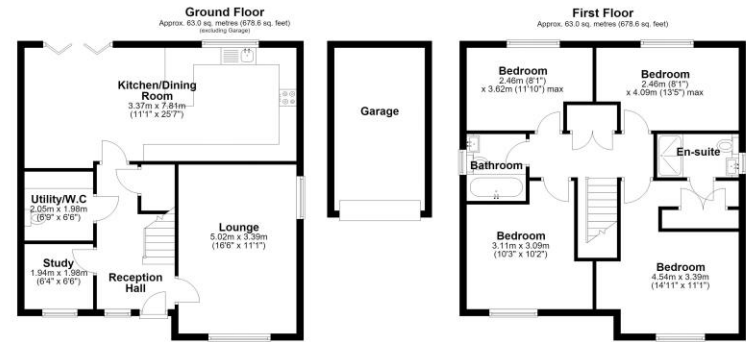
8' 1" x 11' 10" (2.46m x 3.60m)
Measurements are maximum. To the rear with radiator under window and light fitment. Again, another double and this is the smallest.

Family Bathroom

With white suite of large sink and toilet, full size bathroom with shower for hair washing, tiled flooring, window and radiator. Part wall tiling with cream tiles and extractor fan.

Rear Garden

The rear garden has trellis over the garage wall and the opposite wall, quality fencing, trees and shrubs and climbing plants and a good sized lawn area. Shed and storage area. Patio and gate to the driveway and detached garage. Lots of room here to enjoy outside and it seems very sunny and ready for you to enjoy the morning sun for that first cup of coffee to get you started!



Total area: approx. 126.1 sq. metres (1357.2 sq. feet)



Energy performance certificate (EPC)

129, Lewis Crescent Wellington TELFORD TF1 2FQ	Energy rating B	Valid until: 6 February 2030
		Certificate number: 0838-7030-7302-6740-4260

Property type	Detached house
Total floor area	127 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		