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17 St. Lawrence Close, Wellington, Telford, TF1 3GB
Offers In The Region Of £255,000

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The property is located on the outskirts of the market town of Wellington, about 2/3 of a mile from the town centre. The town, which now forms part of Telford, has a railway station, good motorway access, doctors' surgery, dental practices and the Princess Royal Hospital is less than a mile away. Wellington has two secondary schools, several primary schools and a Sixth Form College. The High Street has a mix of independent and chain shops, cafes and pubs. The town is served by several supermarkets and a retail park a short distance away.

No.17 is a well presented three bedroomed semi-detached house with adjoining garage, positioned towards the head of the cul-de-sac, on a good size plot.

The property has been improved over the years by the current owners and the accommodation benefits from a modern en-suite shower room and family bathroom. The enclosed private rear garden is a particularly attractive feature of the property having been landscaped to areas of lawn and paving, as well as a covered entertaining/BBQ area.

The gas centrally heated and double glazed accommodation is set out below in more detail:-

Entrance door to

Entrance Hall

with laminate flooring and radiator.

Lounge

13'8" x 12'4" (max) (4.19 x 3.76 (max))

having a continuation of laminate flooring and radiator. uPVC framed double glazed window to the front. Useful understairs cupboard.

Dining Room

9'4" x 8'2" (2.86 x 2.49)

Dining area with radiator and laminate flooring. Double glazed patio door to rear garden.

Kitchen

9'4" x 7'1" (2.86 x 2.16)

Kitchen area having a range of fitted base and wall mounted cupboards comprising stainless steel single basin sink unit with single cupboard below and recess to the side suitable for a washing machine. Two corner cupboards and a double cupboard all with worktop to finish. Integrated electric oven with four ring hob above and filter extractor hood above. Matching wall cabinets. Space for fridge-freezer. uPVC framed double glazed window with outlook to rear garden.

From the entrance hall, stairs to

Landing

with uPVC framed double glazed side window. Also access hatch to loft.

Bedroom One

11'11" x 10'2" (3.65 x 3.12)

a good double size bedroom with built-in double wardrobe. uPVC framed window with outlook to the front. Radiator.

En-Suite Shower Room

having quadrant shower cubicle with mains feed shower. Low level flush W.C. Pedestal wash hand basin. Electric heated tower radiator.

Bedroom Two

7'9" x 8'9" (max) (2.38 x 2.69 (max))

having built-in single wardrobe and a radiator. uPVC framed double glazed window with outlook to rear garden.

Bedroom Three

7'9" x 6'7" (2.38 x 2.03)

having built-in single wardrobe and a radiator. uPVC framed double glazed window with outlook to rear garden.

Family Bathroom

having modern white suite comprising a panelled bath with shower off chrome mixer taps. Full height wall tiling. Vanity unit with inset wash hand basin and low level flush W.C. Electric heated tower radiator. Ceramic tiled floor.

Outside

The property is positioned towards the head of the cul-de-sac, with off road parking available on the driveway and a paved area of the front garden. Attached single garage (4.93m x 2.53m) with up-over door to the front, power and lighting. Also pedestrian door to rear garden. The rear garden can be separately accessed from the front, down the side of the garage.

An attractive feature of this property is the lovely rear garden with its mature tree backdrop. Landscaped by the current owners to provide areas of formal lawn, paved patio, timber decking and well established shrubbed borders. To one corner is a pleasant covered BBQ/outdoor entertaining area.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band C.

EPC RATING: C (72)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected. The house is heated by a combination of electric tower radiators and radiators served by a gas fired boiler, positioned in the kitchen.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions that would have an impact on the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planning permissions or developments that would have an impact on the property.

COAL FIELDS/MINING: The vendors have confirmed that the property has not suffered from any mining related issues. However, Telford is an historic mining area and potential purchasers are advised to make their own enquires with regards to this.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

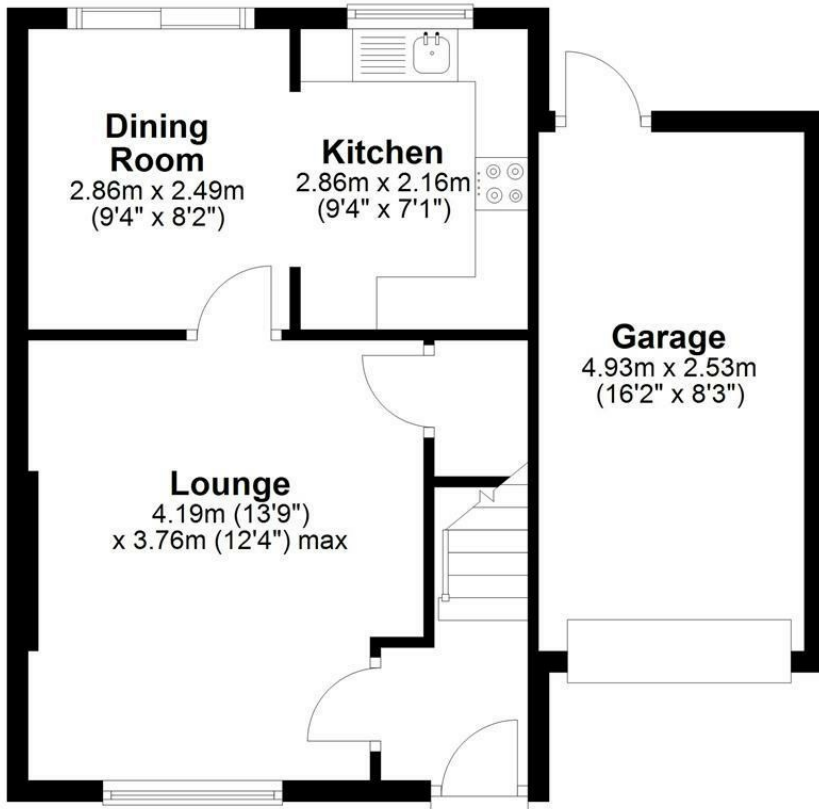




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales		EU Directive 2002/91/EC

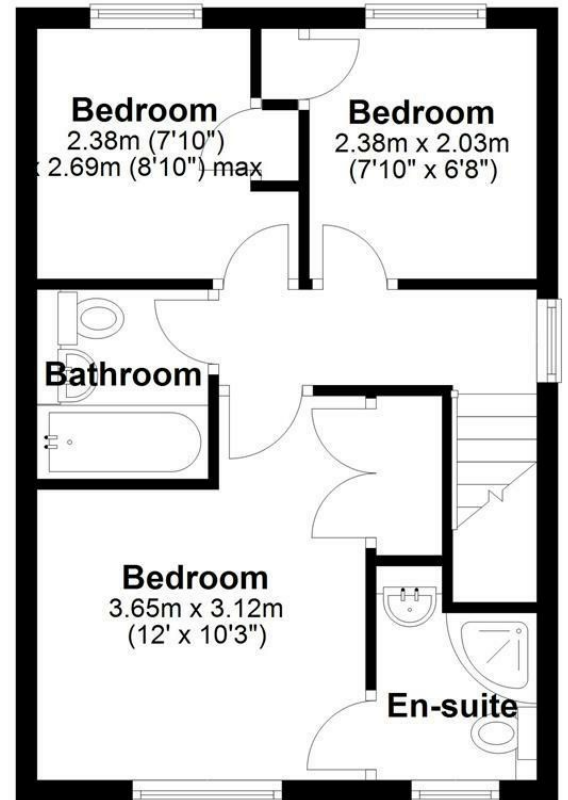
Ground Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



Total area: approx. 85.0 sq. metres (915.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.