



Helping *you* move



## 26 Strine Close, Wellington

A Three Bedroom Semi-Detached House with well presented and maintained accommodation throughout. Ideally located for access to the local shop, education facilities and to the traditional Market Town of Wellington.

Offers in the Region of

**£220,000**

# 26 Strine Close, Wellington, Telford, Shropshire, TF1 3LR.

## Overview

- Semi-Detached House
- Well presented throughout
- Lounge
- Attractive Kitchen / Diner
- Three Bedrooms
- Bathroom
- Garage and Driveway Parking
- Established Gardens
- Gas Central Heating
- Double Glazing
- Freehold
- EPC C, Council Tax B



## Location

Situated amongst similar style properties in this popular residential locality, within walking distance of the local shop and access to Dothill Pool and Nature Reserve. Primary and Secondary education facilities are within 1/4 mile from the property. The Market Town of Wellington is approximately 1 mile distant and provides a range of local shops, traditional market, Supermarket, Library and Leisure centre, Bus and Railway Stations.

## Brief Description

This attractive Semi-Detached House has been well maintained throughout by the current owners to provide an ideal home for a young family or first time buyers. Entering at the side of the property into the Entrance Hall with stairs to first floor and door off to the right to the Lounge, a light and airy room with windows to the side and front, attractive fire surround with electric fire. A door from the Hall opens into the attractive Kitchen which has been refitted with a range of drawers, base and wall mounted units with complementary working surfaces having an inset 1.5 bowl sink unit, integral eye level oven, gas hob, useful under stairs pantry cupboard, window and door to the rear garden. The Kitchen flows into the Dining Area which also overlooks the garden.



Stairs ascend to the first floor Landing with useful storage cupboard and access to the loft space (where the boiler is situated). The Bathroom has a white three piece suite. Bedroom One overlooks the rear garden and provides wardrobes and a cupboard. Bedroom Two has good natural light streaming in through windows to the front and side. Bedroom Three overlooks the front. The accommodation benefits from gas central heating and double glazing.

Externally, the property has a low brick wall to the front and side with borders and lawned garden; adjacent tarmac driveway provides driveway parking leading to the Garage. Side access opens into the rear garden which is predominantly laid to lawn with inset shrubs and concrete pathway providing access through the lawn and onto the Summer House.



#### 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

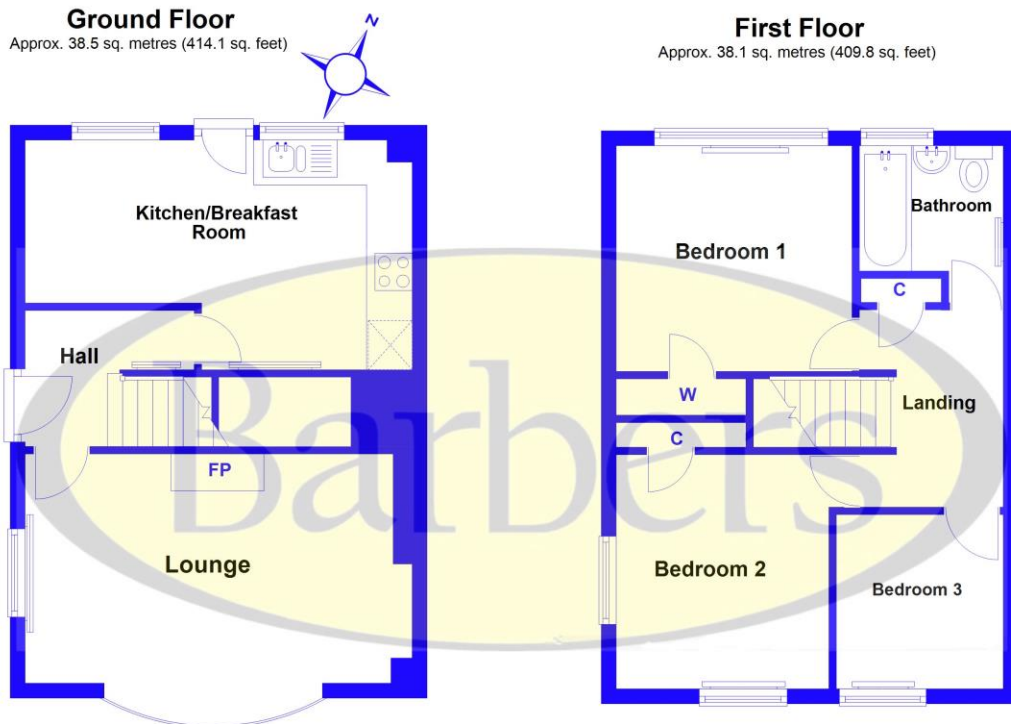
From the office in Wellington proceed out of Church Street and turn right onto Vineyard Road. Turn left at the T junction onto King Street and at the mini roundabout take the first exit into North Road. Follow the road around and take the second turn right into Tern Way and then first left into Strine Close - the property will be found on the right hand side towards the head of the cul-de-sac.

#### METHOD OF SALE

For Sale by Private Treaty.

WE35336.200324

**AML REGULATIONS** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Total area: approx. 76.5 sq. metres (823.9 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software  
Plan produced using PlanUp.

26 Strine Close, Wellington, Telford

All measurements quoted are approximate:

- LOUNGE** 16' 3" x 10' 8" (4.95m x 3.25m)
- KITCHEN** 10' 3" x 9' 1" (3.12m x 2.77m)
- DINING AREA** 8' 3" x 7' 1" (2.51m x 2.16m)
- BEDROOM ONE** 10' 4" x 10' 0" (3.15m x 3.05m)
- BEDROOM TWO** 10' 9" x 9' 3" (3.28m x 2.82m)
- BEDROOM THREE** 8' 0" x 7' 5" (2.44m x 2.26m)
- BATHROOM** 6' 6" x 5' 4" (1.98m x 1.63m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

## 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.