



Helping *you* move



19 Longnor Road, Wellington

A well maintained and neatly presented Three Bedroom Semi-Detached House located on the popular Brooklands Estate being convenient for a range of local shops and Primary Education facilities.

Offers in the Region of

£225,000

19 Longnor Road, Wellington, Telford, TF1 3NY

Overview

- Semi-Detached House
- Lounge
- Attractive Kitchen Diner
- Modern Shower Room
- Three Bedrooms
- Good sized Garage
- Driveway Parking
- Low maintenance gardens
- Gas Central Heating
- Double Glazing
- No Upward Chain
- EPC C, Council Tax B



Location

Located in the popular residential area of the Brooklands, close to the Tee Lake Nature Reserve with its beautiful walks and connecting to Silkin Way. The property is served by a range of local neighbourhood shops, Primary and Secondary education facilities and close to the local bus route. The Supermarkets of Morrison's and Aldi along with the Market Town of Wellington are approximately half a mile distant which also provides Bus and Railway Stations along with access to the A5 / M54 which leads to the West Midlands Conurbation in the east and the County Town of Shrewsbury in the west.

Brief Description

This well maintained and presented Semi-Detached House has provided a much loved family Home for decades. Entering the property through an Enclosed Porch with door opening into the Entrance Hall with stairs to the first floor Landing and useful under stairs storage cupboard. Off to the left is the Lounge with a bow window overlooking the front garden and gas fire with timber surround. An open double doorway leads into the Dining Kitchen - to the Dining area is a window overlooking the rear garden; the Kitchen has a range of drawers, base and wall mounted cupboards with working surfaces and inset sink unit, provision for a washing machine and free standing cooker; two sets of pantry / storage style cupboards, return door to the Hall and a door providing access into the rear garden.



Stairs ascend to the first floor Landing with window on the side and feature bookcase to the balustrade, access to roof space and cupboard housing the central heating boiler. Bedrooms One and Three (with the stair-head box) both overlook the front while Bedroom Two is on the rear with two double wardrobes. The Shower Room has a white three piece suite. The accommodation benefits from gas central heating and double glazing (approx. 2 years old).

Externally, the property is approached over a concrete driveway leading to the attached single Garage (larger than average) with an up-and-over door and single pedestrian door to the side (approx. 2 years old) and re-roofed in 2020. A rear door from the garage leads into the rear garden which is laid to crazy paved patio with established shrub borders to the boundaries.



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

DIRECTIONS

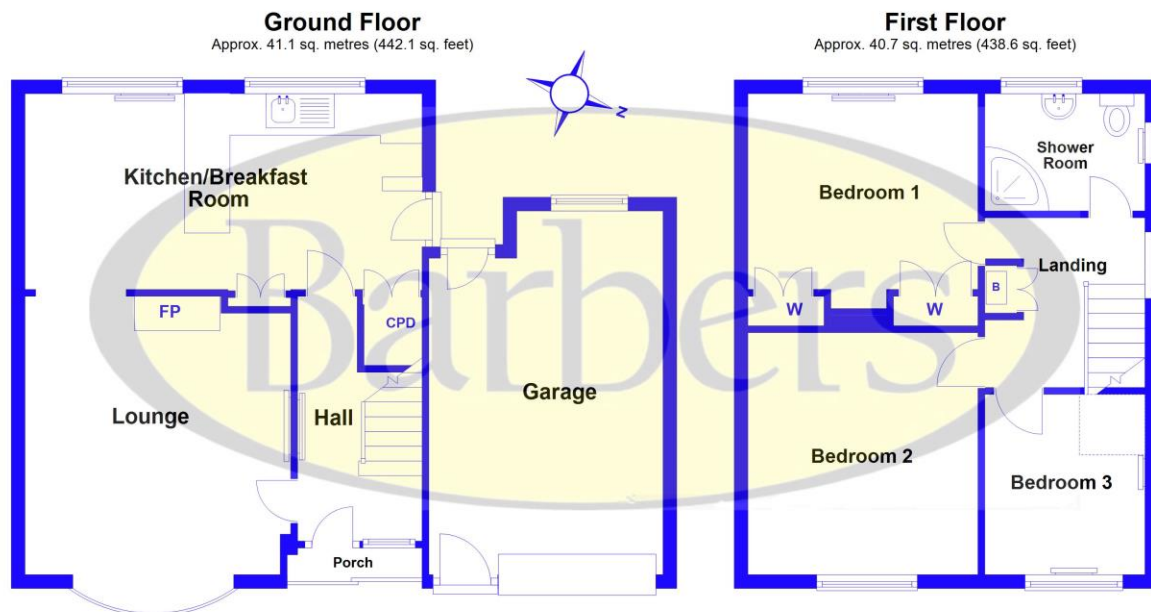
From the Office in Wellington turn left into Vineyard Road and proceed to Morrisons Roundabout. Turn right onto Spring Hill and then second right into Admaston Road - take the second right into Bagley Drive and then second left into Marton Drive and left again into Clunbury Road. At the T junction bear to the right into Buildwas Road and then immediately left into Longnor Road where the property will be found along on your left hand side

METHOD OF SALE

For Sale by Private Treaty.

WE35439.170424

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.



Ground Floor
Approx. 41.1 sq. metres (442.1 sq. feet)

First Floor
Approx. 40.7 sq. metres (438.6 sq. feet)

Total area: approx. 81.8 sq. metres (880.7 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

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All measurements quoted are approximate:

- LOUNGE** 12' 7" x 11' 8" (3.84m x 3.56m) min.
- KITCHEN DINER** 19' 1" x 9' 4" (5.82m x 2.84m)
- BEDROOM ONE** 11' 5" x 11' 0" (3.48m x 3.35m)
- BEDROOM TWO** 10' 9" x 9' 2" (3.28m x 2.79m)
- BEDROOM THREE** 8' 5" x 7' 9" (2.57m x 2.36m)
- SHOWER ROOM** 7' 9" x 5' 2" (2.36m x 1.57m)
- GARAGE** 17' 6" x 11' 2" (5.33m x 3.4m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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
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Email: 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.