



Helping *you* move



69 Haygate Road, Wellington

Offered for sale with No Upward Chain, a Three Bedroom Semi-Detached House with Garage and generous garden plot. Conveniently located in for the shopping, leisure and education facilities available within the local Town.

Offers in the Region of

£225,000

69 Haygate Road, Wellington, Telford, TF1 1QN.

Overview

- Semi-Detached House
- No Upward Chain
- Lounge and Dining Room
- Kitchen and Utility Room
- Three Bedrooms
- Bathroom
- Garage and driveway parking
- Good sized garden plot to rear and side of property
- Gas CH, Double Glazing
- Freehold
- EPC D, Council Tax C



Location

Situated a very short distance from Bowring Park, a local green area with café and leisure facilities and extremely convenient for access into the nature reserves of The Ercall and The Wrekin. The traditional Market Town of Wellington offers a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Within 1 mile of the property there are Primary and Secondary Education facilities and Telford College and Wrekin College are within the perimeter of Wellington. Access to the M54 is approximately 3/4 mile away and links towards the County Town of Shrewsbury in the west and Telford and the West Midlands Conurbation in the east.

Brief Description

Offered for sale with No Upward Chain, this attractive Semi-Detached House is approached through a canopy porch into the Entrance Hall with stairs to the first floor and doors off to Kitchen and Lounge. The Lounge is located to the front and has a feature fire surround with marble back and hearth with inset coal effect gas fire. An opening flows into the Dining Room with French doors and side window overlooking the rear garden. The Kitchen has a range of drawers, base and wall mounted units, space and provision for two under counter appliances and a freestanding cooker. A door leads into the Utility Room with tall pantry cupboard and working surface, window and door to the rear garden, door into the Garage.



Stairs ascend to the first floor Landing with access to loft space, window to side and door off into the Bathroom with a three piece suite. There are two Bedrooms overlooking the rear garden and one overlooking the front with a range of built-in wardrobes. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a driveway with adjacent lawn, retained borders and attractive stone wall to the front boundary. The rear and side garden is predominantly laid to lawn with patio area, garden pond and established borders.



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 C

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

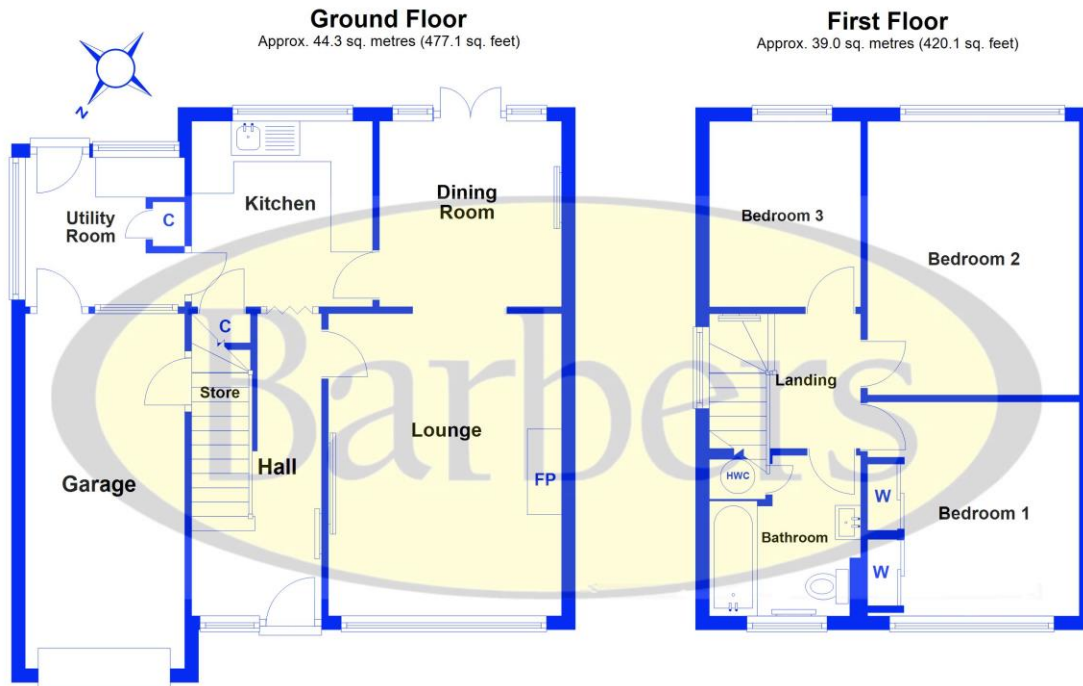
From the office proceed into Market Street and turn left at the traffic lights onto Bridge Road. At the next set of traffic lights turn right into Haygate Road and the property will be found approximately half a mile on the left hand side almost opposite the Veterinary Surgery.

METHOD OF SALE

For Sale by Private Treaty.

WE36428.290824

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which 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 Movebutler, and is non-refundable.



Total area: approx. 83.4 sq. metres (897.2 sq. feet)

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

69 Haygate Road, Wellington, Telford

All measurements quoted are approximate:

LOUNGE 14' 3" x 11' 0" (4.34m x 3.35m)

DINING ROOM 8' 9" x 8' 7" (2.67m x 2.62m)

KITCHEN 8' 8" x 8' 6" (2.64m x 2.59m)

UTILITY ROOM 7' 5" x 7' 1" (2.26m x 2.16m)

BEDROOM ONE 13' 0" x 10' 2" (3.96m x 3.1m)

BEDROOM TWO 10' 5" x 9' 10" (3.18m x 3m) inc. built-in wardrobes

BEDROOM THREE 9' 0" x 7' 2" (2.74m x 2.18m)

BATHROOM 7' 6" x 7' 1" (2.29m x 2.16m)

GARAGE 16' 9" x 8' 1" (5.11m x 2.46m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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



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.