



Helping *you* move



## 106 Wrekin Road, Wellington

A superb Three Bedroom Edwardian Mid Terraced Town House, retaining a wealth of character features throughout and with no upward chain. Conveniently located within easy access to Wellington Town Centre and all the amenities on offer.

Offers in the Region of

**£225,000**

# 106 Wrekin Road, Wellington, Telford, TF1 1RJ.

## Overview

- Superb period property
- Retains a wealth of features
- No Upward Chain
- Lounge and Dining Room
- Kitchen
- Bathroom with four piece suite
- Three Bedrooms
- Attic Space
- Long rear garden
- Gas CH, majority Double Glazing
- EPC E, Council Tax B
- On street parking



## Location

Situated in a sought after location of Wellington, convenient for the walks of The Ercall and Wrekin. A short distance away is the Historic Market Town of Wellington which provides a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. There are a range of Primary and Secondary Education facilities, Telford College and Wrekin College. Access to the M54 via junction 7 is approximately 0.5 miles distant and links in the east to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or towards Shrewsbury in the West.

## Brief Description

The property provides nicely presented, spacious accommodation and offers charm with a wealth of character features throughout - entering through a recessed open porch and then into the Entrance Hall with attractive, original tiled floor, stairs to the first floor and useful under stairs storage area. Immediately to the right is the Lounge with a walk-in bay window overlooking the front and decorative fire surround with electric fire. The Dining Room is positioned in the middle section of the House and has single glazed French doors to the patio, decorative fireplace with electric fire and sliding doors to the Kitchen - this has a range of drawers, base and wall mounted units with complementary working surfaces over, single glazed door to the patio and open walk-in cupboard space ideal for fridge or pantry. A door leads from the Kitchen into the Bathroom with white suite comprising bath, shower cubicle, toilet and sink set into vanity surround.



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Stairs ascend to the first floor Landing - Bedroom One is found to the front with a walk-in bay window, decorative fireplace and further window. There are two further Bedrooms, both overlooking the rear garden. A further set of stairs ascend to the second floor with door opening into the Attic space which has a window to the rear. The property benefits from gas central heating and majority double glazing.

Externally, the property is approached through a shared gateway and pathway with adjacent gravelled fore garden. The rear garden is made up of a patio area with steps up to a further patio area leading onto the lawned garden which continues to the very bottom area with garden shed and area ideal for vegetable growing. There is a right of way access for the property no.'s 102, 104, 106 and 108 over the first patio area which then leads through a gate into the adjoining neighbour, no.108, for the purpose of bin access etc. and through the passageway to the front.



#### 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 to the right and into Market Street. At the traffic lights turn left onto Bridge Road and at the next set of traffic lights carry on straight over to the small roundabout - turn right into Wrekin Road and the property will be found after the mini roundabout on the right hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE36800.051224

**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.



All measurements quoted are approximate:

**LOUNGE 14' 9" x 11' 4" (4.5m x 3.45m) max. into bay**

**DINING ROOM 12' 9" x 11' 4" (3.89m x 3.45m)**

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**KITCHEN 9' 6" x 9' 5" (2.9m x 2.87m)**

**BATHROOM 10' 6" x 7' 7" (3.2m x 2.31m)**

**BEDROOM ONE 14' 4" x 14' 2" (4.37m x 4.32m) max. into bay**

**BEDROOM TWO 12' 9" x 11' 7" (3.89m x 3.53m)**

**BEDROOM THREE 10' 9" x 9' 7" (3.28m x 2.92m)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

## 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.

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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.