



Helping *you* move



2 Beddows Close, Wellington

This modern Detached House has well presented accommodation throughout and provides a Four Bedroom home ideal for the growing family. Conveniently located within a favoured residential area close to Wellington Cricket Club and Bowring Park

Offers Over
£328,300

2 Beddows Close, Wellington, Telford, TF1 2FW.

Overview

- Detached House
- Lounge
- Kitchen / Diner
- Cloakroom
- Principal Bathroom
- Bedroom with En-suite
- Three further Bedrooms
- Driveway Parking Space
- Gardens to front & rear
- Gas CH, Double Glazing
- EPC B, Council Tax E



Location

Situated a very short distance from Wellington Cricket Club and 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

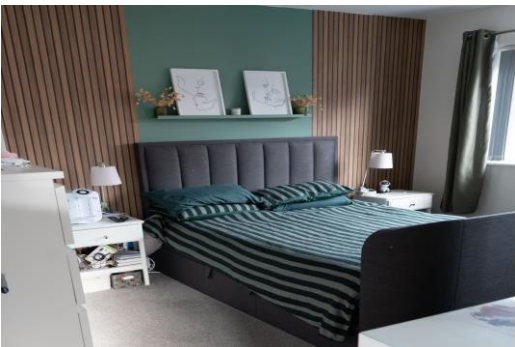
Brief Description

This Detached House has modern, tastefully presented accommodation throughout and is approached through a canopy storm porch into the Entrance Hall with stairs to the first floor, useful Utility cupboard with provision for a washing machine and condenser dryer over; Cloakroom with two piece white suite. The Lounge, is off to the left, and has a window looking over the front garden and attractive feature wall with inset fire and space for a wall mounted TV over. The Kitchen / Diner is located to the rear of the House and provides a good range of drawers, base and wall mounted units with integral fridge / freezer, double oven, five ring gas hob with extractor over, dishwasher and sink unit; there is a useful under stairs storage cupboard and glazed French doors with side windows overlooking the rear garden.



Stairs, with turns, ascend to the first floor Landing with window and useful storage cupboard over the stair-head; the loft space is partially boarded with access hatch and ladder. Bedroom One overlooks the rear garden and has built-in wardrobes with sliding mirror doors and door into the En-suite Shower Room with three piece suite. There are three further Bedrooms and the main principal Bathroom with a three piece suite. The property benefits from gas central heating and double glazing.

Externally, the property is approached over a tandem style Driveway providing space for two vehicles and shared with the neighbour who also has two spaces. Lawned garden with low boundary hedging. A side access gate leads into the lawned rear garden.



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. We understand that there will be a management charge of approximately £120 pa payable for the upkeep of the communal areas on the development. Details to be confirmed by solicitor.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band E

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

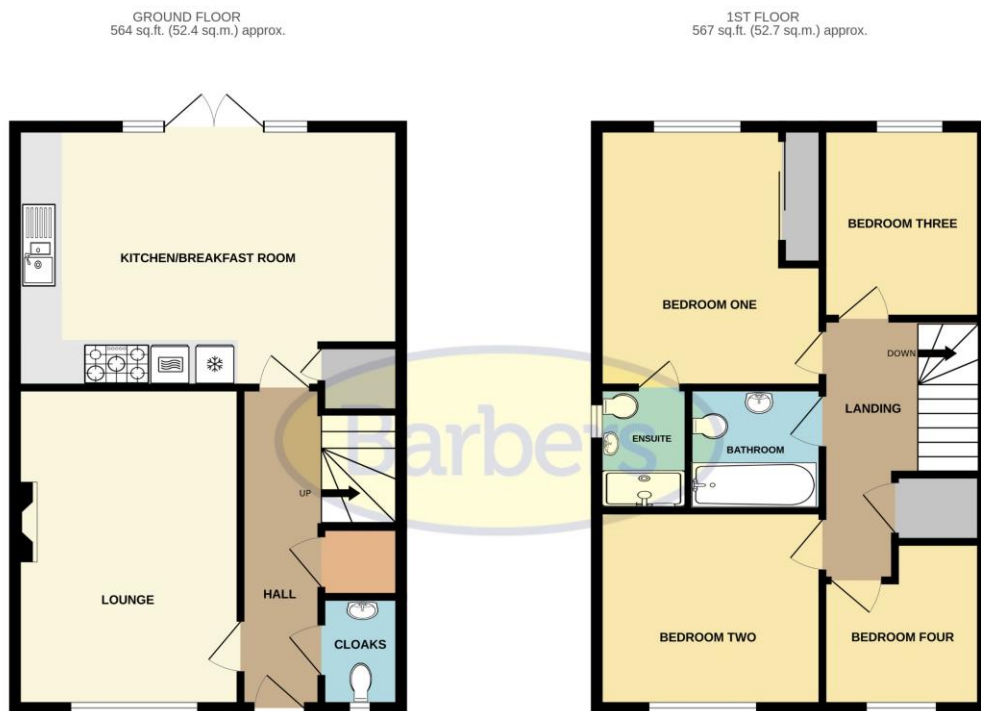
From the office proceed into Market Street to the traffic lights and turn left onto Victoria Road. Take the first right into Haygate Road and proceed almost to the top and turn right into Lesley Drive – bear around to the left into Lewis Crescent and take the fourth left into Beddows Close where the property will be found on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE37002.280125

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 FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.
Made with Metropix ©2025

All measurements quoted are approximate:

LOUNGE 16' 1" x 11' 4" (4.9m x 3.45m)

KITCHEN / DINER 19' 5" x 13' 1" (5.92m x 3.99m) max.

CLOAKROOM 5' 7" x 3' 11" (1.7m x 1.19m)

BEDROOM ONE 13' 0" x 11' 1" (3.96m x 3.38m)

EN-SUITE 7' 9" x 4' 7" (2.36m x 1.4m)

BEDROOM TWO 11' 2" x 9' 9" (3.4m x 2.97m)

BEDROOM THREE 11' 2" x 8' 0" (3.4m x 2.44m)

BEDROOM FOUR 9' 0" x 8' 1" (2.74m x 2.46m) max. L shaped room

BATHROOM 6' 2" x 6' 0" (1.88m x 1.83m)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	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.

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

Barbers

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.