



Helping *you* move



28 Appledore Gardens, Wellington

Available with NO UPWARD CHAIN, this well maintained three bedroom semi-detached house features neatly presented accommodation throughout, benefitting from a long driveway, garage and attractive garden. Situated in a desirable locality, conveniently close to the Traditional Market Town of Wellington.

Offers In The Region Of

£222,250

28 Appledore Gardens, Wellington, Telford, TF1 1RR.

Overview

- NO UPWARD CHAIN
- Semi-Detached House
- Lounge with Multi-Fuel Burner
- Modern Kitchen/Diner
- Three Bedrooms
- Shower Room
- Garage and Long Driveway
- Neat Gardens
- Double Glazing, Gas CH
- Freehold
- EPC B
- Council Tax B



Location

Situated in a sought after cul-de-sac, a short distance from the Historic Market Town of Wellington, the property is served by 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 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

This well maintained Semi-Detached House is available with NO UPWARD CHAIN. It is approached from the side via a uPVC entrance door opening into the hallway, having stairs to the first floor. Off to the right is the full width light and airy Lounge with front aspect picture window and fireplace housing a multi-fuel stove. Double doors open into the dining area of the full width kitchen/diner with French style patio doors to the rear opening into a fully glazed porch providing access to the garden. The remainder of the room is fitted with a modern range of cream fronted units including cupboards, drawers and integrated oven, hob, microwave and fridge freezer. There is space and plumbing provision for a washing machine as well as a useful under stairs storage cupboard and pantry style cupboard. A further door opens from the kitchen end of this room to the hallway.



Stairs ascend to the first floor landing with access hatch to loft space and further storage cupboard. Bedrooms one and three overlook the front garden whilst bedroom two enjoys a rear aspect, with bedrooms one and two both having built in wardrobe/storage space. The modern bathroom features a white three piece suite with thermostatic shower over the bath. The accommodation benefits from gas central heating (boiler is located in the loft) and double glazing.

Externally, the property has a low maintenance gravelled fore garden with adjacent long driveway leading through wrought iron gates to the garage, generously proportioned with a double glazed window, courtesy door to the garden and up-and-over door.

The fully enclosed and neatly maintained rear garden features a paved/gravelled patio seating area, perimeter gravelled pathway, shaped lawn, raised gravelled seating area to the rear and specimen shrubs.



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 (currently £1,578.69 for the year 2024/2025)

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 ring road in Wellington, proceed along Bridge Road and at the roundabout turn right into Wrekin Road. Follow this up towards the top and Appledore Gardens is on your right hand side - bear to the left at the T junction and no.28 will be found on your right after a short distance.

METHOD OF SALE

For Sale by Private Treaty.

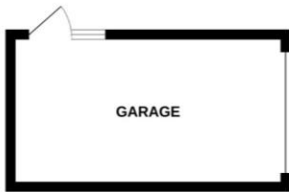
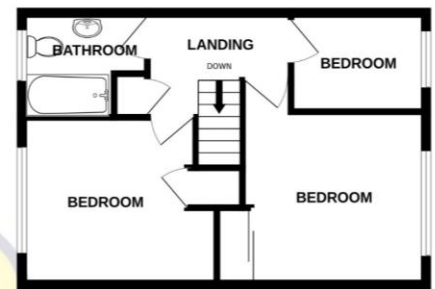
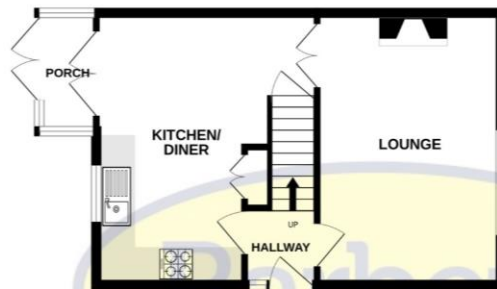
WE37094.130125

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.

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.
Made with Metropix ©2025



All measurements quoted are approximate:

LOUNGE 16' 0" max x 10' 9" (4.88m x 3.28m)

KITCHEN/DINER 15' 11" x 9' 8" average (4.85m x 2.95m) (max width 12'11" (3.97m), min width 8.2"(2.50m))

BEDROOM ONE 11' 1" min x 11' 1" (3.38m x 3.38m)

BEDROOM TWO 11' 4" max x 9' 9" (3.45m x 2.97m)

BEDROOM THREE 8' 11" x 7' 11" (2.72m x 2.41m)

BATHROOM 5' 5" min x 5' 1" (1.65m x 1.55m)

GARAGE 16' 1" x 8' 11" (4.9m x 2.72m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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



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.