Tempertons

Estate Agents
Letting Agents
Surveyors & Valuers

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk

17 St. Lawrence Close, Wellington, Telford, TF1 3GB

Offers In The Region Of £257,500

3 2 1 C

17 St. Lawrence Close, Wellington, Telford, TF1 3GB
Offers In The Region Of £257,500

The property is located on the outskirts of the market town of Wellington, about 2/3 of a mile from the town centre. The town, which now forms part of Telford, has a railway station, good motorway access, doctors' surgery, dental practices and the Princess Royal Hospital is less than a mile away. Wellington has two secondary schools, several primary schools and a Sixth Form College. The High Street has a mix of independent and chain shops, cafes and pubs. The town is served by several supermarkets and a retail park a short distance away.

No.17 is a well presented three bedroomed semi-detached house with adjoining garage, positioned towards the head of the cul-de-sac, on a good size plot.

The property has been improved over the years by the current owners and the accommodation benefits from a modern en-suite shower room and family bathroom. The enclosed private rear garden is a particularly attractive feature of the property having been landscaped to areas of lawn and paving, as well as a covered entertaining/BBQ area.

The gas centrally heated and double glazed accommodation is set out below in more detail:-

Entrance door to

Entrance Hall
with laminate flooring and radiator.

Lounge
13'8" x 12'4" (max) (4.19 x 3.76 (max))
having a continuation of laminate flooring and radiator. uPVC framed double glazed window to the front. Useful understairs cupboard.

Dining Room
9'4" x 8'2" (2.86 x 2.49)
Dining area with radiator and laminate flooring. Double glazed patio door to rear garden.

Kitchen
9'4" x 7'1" (2.86 x 2.16)
Kitchen area having a range of fitted base and wall mounted cupboards comprising stainless steel single basin sink unit with single cupboard below and recess to the side suitable for a washing machine. Two corner cupboards and a double cupboard all with worktop to finish. Integrated electric oven with four ring hob above and filter extractor hood above. Matching wall cabinets. Space for fridge-freezer. uPVC framed double glazed window with outlook to rear garden.

From the entrance hall, stairs to

Landing
with uPVC framed double glazed side window. Also access hatch to loft.

Bedroom One
11'11" x 10'2" (3.65 x 3.12)
a good double size bedroom with built-in double wardrobe. uPVC framed window with outlook to the front. Radiator.

En-Suite Shower Room
having quadrant shower cubicle with mains feed shower. Low level flush W.C. Pedestal wash hand basin. Electric heated tower radiator.

Bedroom Two
7'9" x 8'9" (max) (2.38 x 2.69 (max))
having built-in single wardrobe and a radiator. uPVC framed double glazed window with outlook to rear garden.

Bedroom Three
7'9" x 6'7" (2.38 x 2.03)
having built-in single wardrobe and a radiator. uPVC framed double glazed window with outlook to rear garden.

Family Bathroom
having modern white suite comprising a panelled bath with shower off chrome mixer taps. Full height wall tiling. Vanity unit with inset wash hand basin and low level flush W.C. Electric heated tower radiator. Ceramic tiled floor.

Outside
The property is positioned towards the head of the cul-de-sac, with off road parking available on the driveway and a pavioured area of the front garden. Attached single garage (4.93m x 2.53m) with up-over door to the front, power and lighting. Also pedestrian door to rear garden. The rear garden can be separately accessed from the front, down the side of the garage.

An attractive feature of this property is the lovely rear garden with its mature tree backdrop. Landscaped by the current owners to provide areas of formal lawn, paved patio, timber decking and well established shrubbed borders. To one corner is a pleasant covered BBQ/outdoor entertaining area.

Additional Information
COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band C.

EPC RATING: C

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected. The house is heated by a combination of electric tower

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

radiators and radiators served by a gas fired boiler, positioned in the kitchen.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions that would have an impact on the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planning permissions or developments that would have an impact on the property.

COAL FIELDS/MINING: The vendors have confirmed that the property has not suffered from any mining related issues. However, Telford is an historic mining area and potential purchasers are advised to make their own enquires with regards to this.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

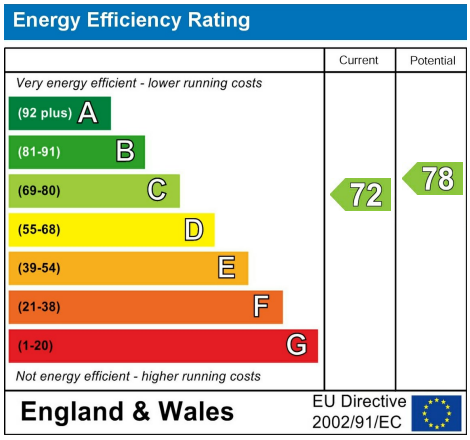
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

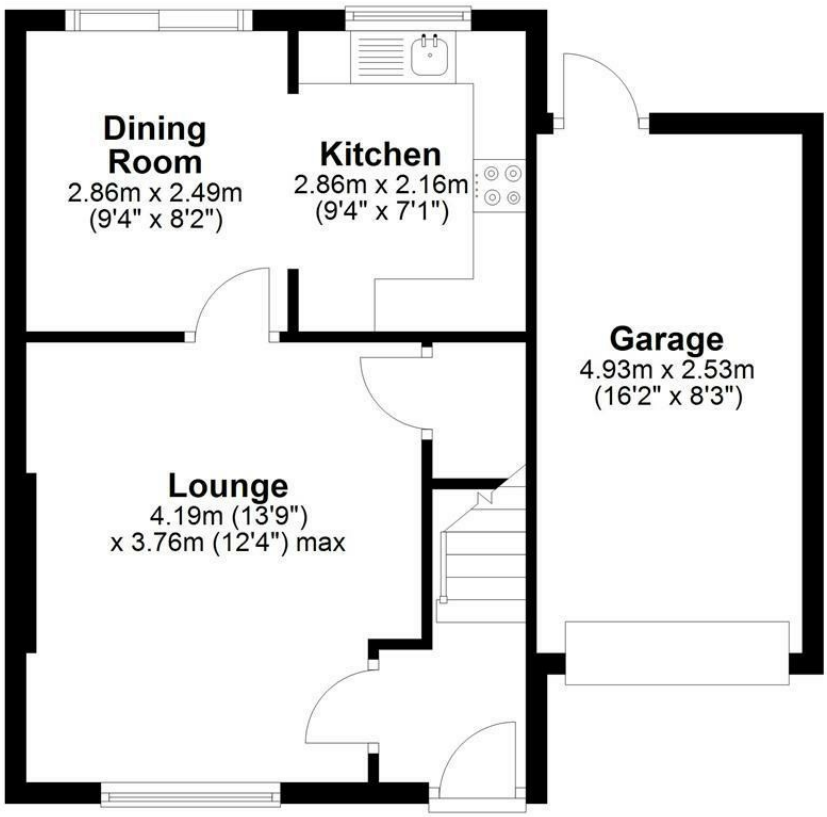
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.



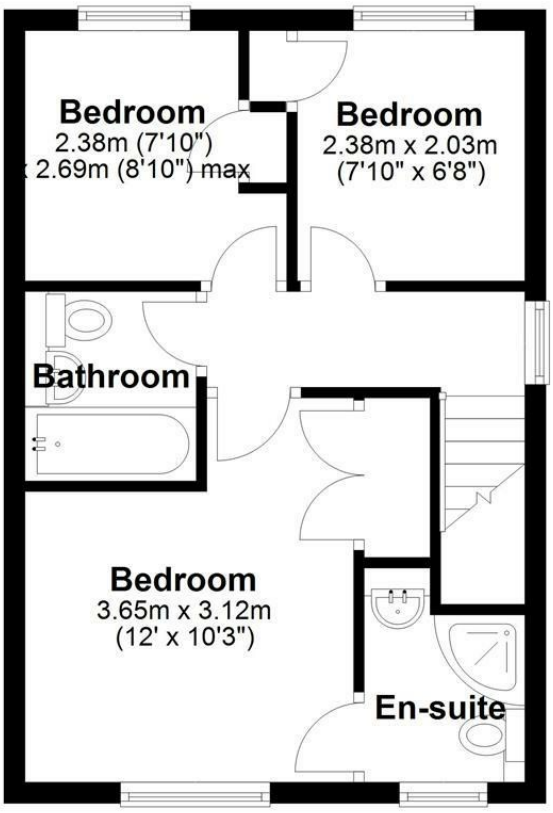
Ground Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



Total area: approx. 85.0 sq. metres (915.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.