



**Estate Agents
Letting Agents
Surveyors & Valuers**

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



8 Wellington Road, Little Wenlock, Telford, TF6 5BE

Offers In The Region Of £195,000



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The property comprises a semi-detached period cottage of brick and tile construction located in the centre of the popular rural village of Little Wenlock with local amenities including The Huntsman, a renowned "gastro" bar and restaurant, village community hall and church, having easy access to Wellington and Telford Town Centre together with good road links to the M54 motorway and the West Midlands conurbation beyond.

Available with No Upward Chain

The property has been extended at some point in the past but would now benefit from a program of modernisation and refurbishment however the property offers a wonderful opportunity and potential to extend further, to provide additional accommodation.

The property benefits from uPVC double glazing and a modern gas fired (Propane bottled gas) central heating system. The property in more detail:-

uPVC double glazed patterned door into

Living Room

12'7" x 11'5" (3.84 x 3.48)

with decorative black painted fire surround and open grate having a quarry tiled hearth. Exposed wooden ceiling beams as a property feature. uPVC double glazed bow window and front aspect. Radiator.

Door into

Study

5'8" x 4'11" (1.75 x 1.50)

having quarry tiled floor, radiator and uPVC double glazed side aspect window.

Quarry tiled floor continues to the

Kitchen

12'9" x 7'10" (3.90 x 2.40)

with inset stainless steel sink and drainer unit having base cupboard below and further base cupboard and work surface adjacent. Double width wall cupboard. Radiator and rear aspect double glazed window.

Inner Hallway

having quarry tiled floor continued from kitchen, radiator and double glazed window. Double glazed external door opening to the garden.

Ground Floor Bathroom

with panelled bath and tiled surround. Electric shower unit above. Pedestal wash hand basin. Low level flush W.C. Radiator and quarry tiled floor. Wall mounted combination central heating boiler. Double glazed window and patterned glazing.

Stairs from the kitchen rise to a first floor

Landing

having exposed floor boards and access hatch to loft space.

Bedroom One

11'5" x 10'9" (3.50 x 3.30)

having uPVC double glazed front and side aspect windows. Radiator.

Bedroom Two

8'11" x 7'0" (2.73 x 2.15)

with radiator and rear aspect double glazed window.

Outside

The property is approached off the village road via a pedestrian wrought iron gate leading to "cottage style" good size gardens to the front and side, currently overgrown but offering the potential for future landscaping and including a wealth of pathways, specimen trees and mature plants, shrubs, perennials etc.

To the side, beyond the garden lies a detached concrete sectional garage and off road parking space fronting the village road.

Additional Information

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

EPC RATING: F (29)

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

LOCAL INFORMATION: The property is on the Buildings of Local Interest Register. This does not mean that it is a listed building, only that it has heritage values that are important to the local community or make a special contribution to the area's character. It does not mean that there are additional planning controls but when applying for planning permission this will be considered in addition to all other considerations. For more details go to www.telford.gov.uk/localinterest

SERVICES: We understand that mains water, electricity and drainage are connected. Central heating is fed by Propane gas cylinders at the rear of the property.

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 to the best of their knowledge there are no mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charge are payable.

RIGHTS AND RESTRICTIONS: We are aware of any onerous rights or restrictions affecting 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 planned developments or permissions that may impact the property.

COAL FIELDS/MINING: The property has not been affected by any mining related issues. However, Telford is an historic mining area and potential purchasers are advised to make their own enquiries with regards to this issue.

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

DIRECTIONS: From Wellington town centre and the Holyhead Road, continue West to the M54 J6. Continue under the junction towards the Wrekin and signposted Little Wenlock. Follow this road past the Wrekin entrance and visitor car parks as you enter the village, bear left towards The Huntsman. The property can be found on the right hand side.

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.

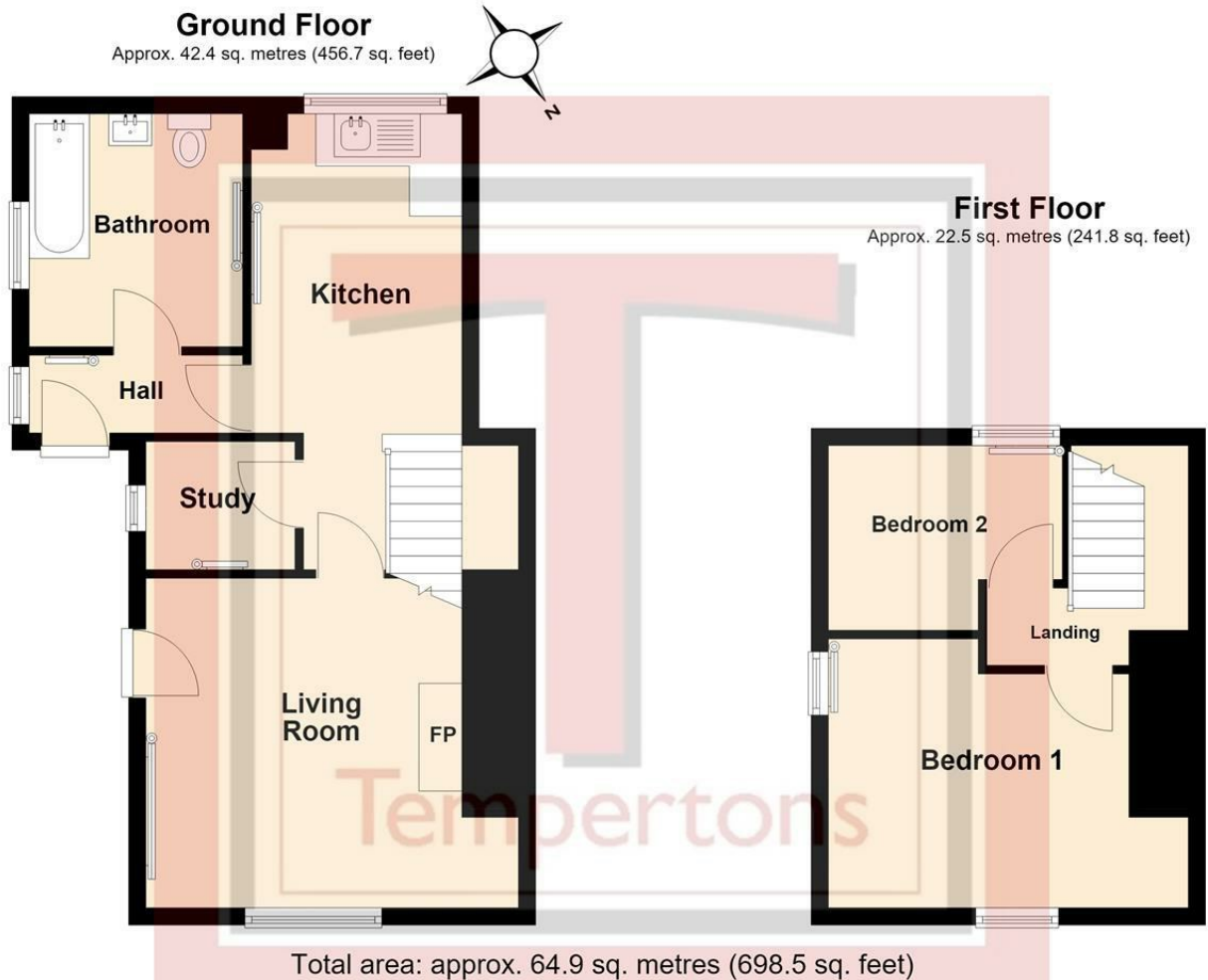
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	29	
England & Wales		
	EU Directive 2002/91/EC	



This plan has been prepared for the exclusive use of Tempertons Estate 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 and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

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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.