



SAMUEL WOOD

Alghero, 16 Christine Avenue, Wellington, Telford, Shropshire, TF1 2DX

Offers In The Region Of £550,000



Alghero, 16 Christine Avenue

Wellington, Telford, Shropshire, TF1 2DX



- Four-Bedroom Detached Home in Sought-After Wellington
- Three Reception Spaces Including Conservatory
- Well-Equipped Kitchen with Breakfast Bar
- Two Bathrooms Plus Separate W/C
- Excellent Amenities, Transport Links & The Wrekin Nearby
- Spacious Driveway, Garage & Home Office
- Living Room with Wood-Burning Stove
- Generous Bedrooms with Master Balcony
- Private South-Facing Garden
- EPC Rating C - Solar Panels

Nestled in a highly sought-after location within Wellington, Shropshire, this substantial and prestigious four-bedroom detached home presents an exceptional opportunity for discerning buyers seeking space, comfort, and convenience. This home's popular location in Wellington ensures excellent access to a wealth of local amenities, including shops, schools and leisure facilities. Furthermore, its strategic position offers superb road links, making commuting and travel straightforward. Additionally the property benefits from some fantastic walks and nature locally, namely The Wrekin, on its doorstep. This combination of a substantial, well-maintained home with generous living spaces, practical features like garaging and a home office, and a desirable location makes this property an unmissable opportunity. The EPC rating is C, with the inclusion of solar panels highlighting the property's energy-conscious design. Early viewing is highly recommended to fully appreciate the scale, quality, and lifestyle this magnificent home has to offer.

Upon arrival, you are greeted by an extensive driveway, offering ample off-road parking for multiple vehicles, a significant advantage in any popular residential area. This leads to the attached garaging, which provides secure parking or storage and also incorporates a dedicated home office space – ideal for those working remotely or requiring a quiet study area away from the main living zones.

Step inside and the ground floor immediately impresses with its fantastic reception space. The layout seamlessly integrates a spacious living area, a dedicated dining room, and a delightful conservatory, creating a fluid and adaptable environment for both everyday family living and entertaining guests. The living room provides a comfortable sanctuary boasting a wood-burning stove, perfect for relaxation, while the adjacent dining room offers an elegant setting for formal meals and casual family dinners. The conservatory, bathed in natural light, serves as a wonderful additional reception area, offering views over the garden and a tranquil spot to unwind, regardless of the season. Complementing the downstairs accommodation is a convenient guest W/C, an essential feature for any busy family home.

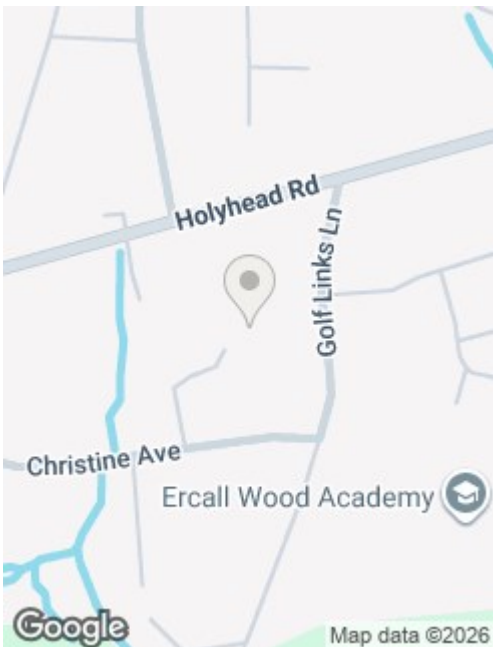
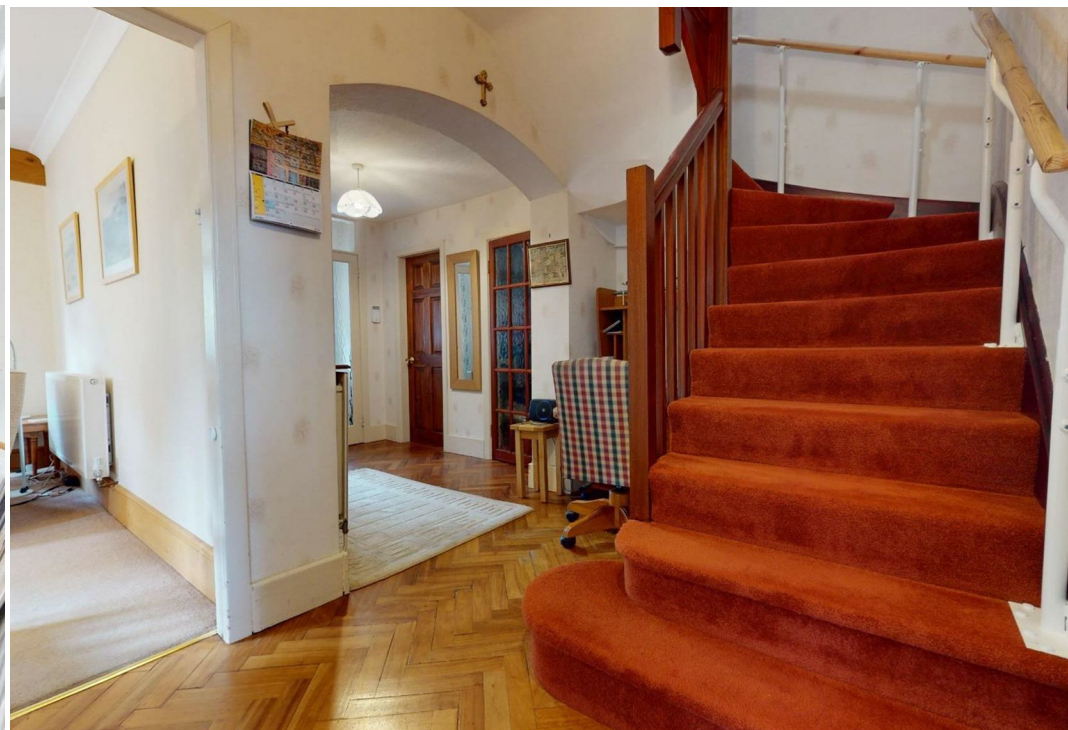
The heart of any home, the kitchen, is well-appointed and provides ample scope for culinary creativity, with plenty of storage and workspace. Its practical design ensures it caters to all your daily needs, housing a breakfast bar for the additional convenience of day to day family living.

Ascending to the first floor, you will find four generously proportioned bedrooms, each offering comfortable dimensions, with two housing a sink and vanity units. These rooms are designed to accommodate various family configurations, whether for children, guests, or a dedicated hobby room. The master bedroom, in particular, offers fantastic space, and boasts a balcony to enjoy a morning coffee. The property benefits from two well-appointed bathrooms and an additional separate W/C on this level: the family bathroom, is equipped with contemporary fixtures and fittings, and an additional shower room, providing invaluable convenience and flexibility for a larger household, helping to alleviate the morning rush.

Externally, the property continues to impress with its well-maintained south-facing, private gardens. To the rear, you will discover a combination of lawned and patioed areas, offering diverse spaces for outdoor enjoyment. The patio provides an ideal spot for al fresco dining, summer barbecues, or simply enjoying a morning coffee, while the lawned section offers a safe and inviting area for children to play or for keen gardeners to cultivate. The presence of solar panels is a significant advantage, contributing to reduced energy bills and a more environmentally friendly lifestyle.







Directions

What3words: [///sing.prosper.blocking](https://www.what3words.com/sing.prosper.blocking)

Services: We understand that the property has oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic up to Ultrafast 1600 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

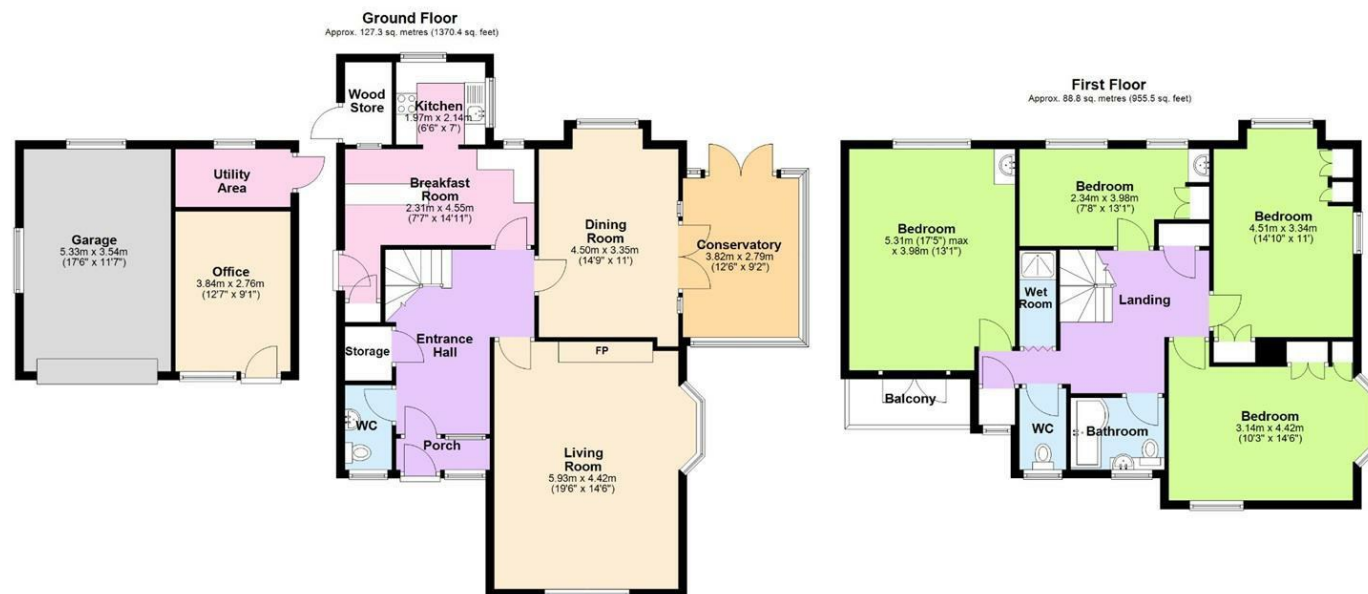
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.



ALGERO
16
CHRISTINE AVE





Total area: approx. 216.1 sq. metres (2325.9 sq. feet)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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