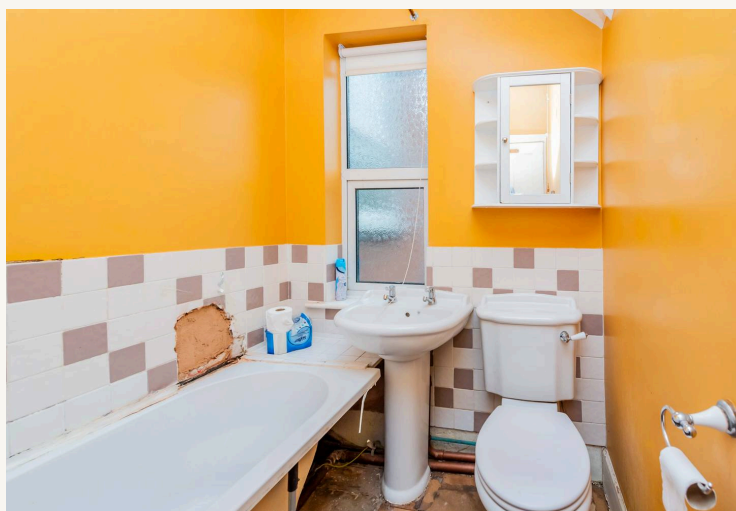




74 King Street, Wellington - TF1 1NZ

£215,000 Freehold

THE PERFECT PROJECT, this period end-of-terrace family residence is located on the fringes of Wellington town centre and offers bags of potential to restore it to its former Victorian grandeur.

Council Tax band: B EPC Rating: D





THE PERFECT PROJECT!

This period FOUR BEDROOM, end-of-terrace residence is located on the fringes of Wellington town centre and offers bags of potential for its new owner(s) to restore it to its former Victorian grandeur.

All the facilities of the town are within easy walking distance, such as the GP surgery, dental surgeries, indoor market, shops, restaurants, bars, train station and bus station. There is a good choice of nurseries, primary and secondary schools in and around the town and Telford College is also a short walk away. Well-served by major road links, including the M54 and A442 (making the property a good option for commuters) and less than 3 miles from Telford town centre. That said, there are some lovely green spaces and open countryside nearby, including the Bowring Park and famous Wrekin hill.

The work required on the property is mainly cosmetic and gives the new owner a unique opportunity to make it their own, with some of the original features still in situ.

Arranged over three floors, the property has a handsome frontage and plenty of character and stands back from the road behind a walled front garden. Accommodation is generously and evenly proportioned throughout, with the high ceilings synonymous with homes of this period, and is arranged as follows: a front door with fan light opens onto a hallway, with beautiful original floor tiles and featuring wall panelling, which is currently enjoying a resurgence. To the left is a spacious lounge with bay window, feature fireplace and further panelling; adjacent is a kitchen/diner and there is a separate utility room for the laundry appliances. A useful storeroom off completes the ground floor.

Stairs from the hall rise to the first floor, where there are three generous bedrooms, the two largest being doubles with attractive fireplaces. The house bathroom is also on this floor and comprises a white suite of bath, basin and WC.

A further attractive staircase rises to the second floor, where there is another double bedroom and a loft conversion, carried out by the current owner, which would lend itself to a number of uses, such as a walk-in wardrobe and dressing area, teen hangout or home office.

At the back of the property is a great-sized garden, laid mostly to lawn and with mature trees.

Rare to the market, this grand property offers the chance to its next owners to breathe life back into it and really make it their own. With plenty of room and close to local amenities and transport links, the property presents a fantastic opportunity for a modern family.



GROUND FLOOR:

Entrance Hallway

Lounge

13' 5" x 12' 0" (4.08m x 3.66m)

Kitchen/Diner

15' 7" x 13' 7" (4.74m x 4.14m)

Utility Room

11' 0" x 9' 10" (3.36m x 3.00m)

Storeroom

FIRST FLOOR:

Bedroom One

17' 3" x 12' 0" (5.26m x 3.66m)

Bedroom Two

13' 7" x 12' 11" (4.14m x 3.94m)

Bedroom Four

Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

SECOND FLOOR:

Bedroom Three

14' 0" x 12' 7" (4.26m x 3.84m)

Loft Room

14' 0" x 6' 3" (4.27m x 1.91m)



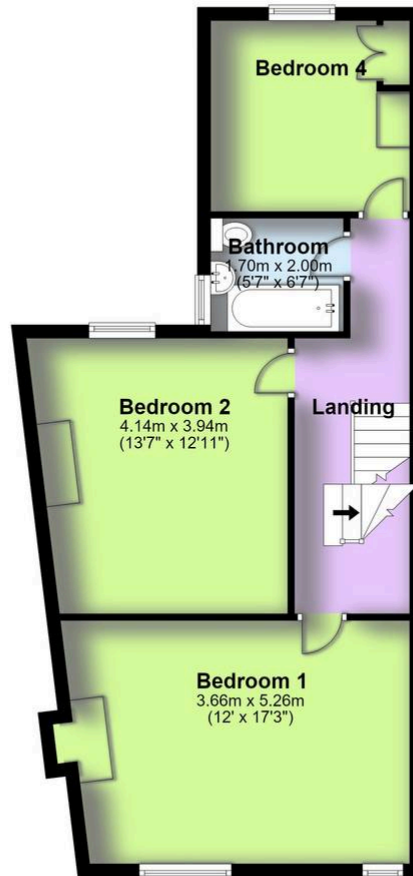
Ground Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



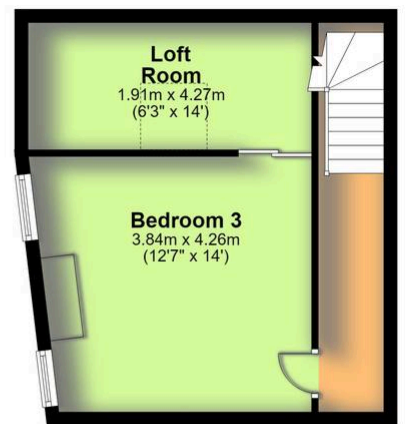
First Floor

Approx. 56.2 sq. metres (604.7 sq. feet)



Second Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



Total area: approx. 143.2 sq. metres (1540.9 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

You can include any text here. The text can be modified upon generating your brochure.



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