



**15 LADYCROFT, WELLINGTON  
TELFORD, TF1 3BT**

**OFFERS IN THE REGION OF £180,000  
FREEHOLD**

Two bedroom detached bungalow requiring a scheme of modernisation, available with NO ONWARD CHAIN. The property occupies a generous corner plot with parking for several vehicles and a detached garage to the rear. Accommodation comprises hallway, extended living room, dining kitchen, two bedrooms and shower room. Other than vehicles, the property is sold as seen.

**SWF**  
Est. 1934  
SANDERS WRIGHT & FREEMAN

# 15 LADYCROFT

- SOUGHT AFTER LOCATION • REQUIRES MODERNISATION • TWO BEDROOMS • EXTENDED LIVING ROOM • KITCHEN • DRIVEWAY FOR SEVERAL VEHICLES • DOUBLE GARAGE • CORNER PLOT



## APPROACH

Driveway for several vehicles and access to a double garage at the rear.

## HALLWAY

### LIVING ROOM

19'4" x 11'8" max, 9'10" min

### KITCHEN

13'6" x 9'6"

### BEDROOM ONE

13'10" x 9'10"

### BEDROOM TWO

10'4" x 9'11"

### SHOWER ROOM

### DOUBLE GARAGE

16'0" x 14'4"

### REAR GARDEN

### TENURE Freehold

The property is freehold.

### COUNCIL TAX

Telford and Wrekin - Tax Band C

### SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

### BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

## 15 LADYCROFT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements