



Helping *you* move



9 Preston on the Weald Moors, Nr. Wellington

A Period style Four Bedroom Semi-Detached House with stunning accommodation throughout providing Two Reception Rooms and a beautiful Kitchen / Family Room with Orangery off. Situated in an idyllic sought after Village location

Offers in Excess of
£440,000

9 Preston on the Weald Moors, Nr. Wellington, Telford, TF6 6DH.

Overview

- Semi-Detached Period Property
- Lounge, Dining Room
- Fitted Kitchen / Family Room
- Orangery, Utility Room
- Master Bedroom with En-suite
- Three Further Bedrooms
- Shower Room
- Garage and Driveway Parking
- Generous sized Garden
- Double Glazing, Gas CH
- EPC D Council Tax C



Location

Situated in the heart of the rural Village of Preston on the Weald Moors, close to the Church, and extremely convenient for the Primary School. Secondary education facilities can be found in the Market Town of Wellington (approx. 4 miles distant) which also offers a range of shops, supermarket, library, leisure centre, Bus and Railway Stations.

Brief Description

This period style Semi-Detached House retains a wealth of character features and offers stylishly presented and beautifully maintained accommodation throughout. Entering into the Entrance Hall with cloakroom off and door to coat cupboard with stairs descending to the cellar. Off to the left is the Dining Room with a dual aspect and decorative Inglenook; a door leads into the Lounge with window and entrance door to the front, attractive Inglenook with a wood burning stove. From the Hall to the right is the generously proportioned Kitchen / Family Room, an airy room with natural light pouring in from two sky-light windows, further window, glazed door and French doors. The Kitchen has been fitted with high gloss fronted drawers, base and wall mounted units with provision for an American style fridge, built-in dishwasher, double style Range cooker with hood over and inset 1.5 bowl sink unit. A door opens into the Utility which offers a good range of units along with provision for appliances.



The French doors provide access from the Kitchen into the Orangery which offers delightful views over the courtyard style slate patio area. From the Hall a staircase with turns, ascends to the first floor Landing with access into Bedroom One which has a window overlooking the front and a range of built-in bedroom furniture; a door leads into the En-suite Bathroom with modern three piece suite. The Shower Room has a modern white three piece suite. Bedroom Two is found on the first floor whilst on the second floor are Bedrooms Three and Four, both being built into the eaves with restricted head room in parts.

Externally, the property is approached to the side over a generous block paviour and gravelled parking area which in turn leads to the Detached Garage. The lovely rear garden is predominantly laid to lawn with established shrub borders, slate courtyard style patio area and additional paved patio area to catch the later sun.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band c

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Electric car charging point. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Apley roundabout take the exit onto Grainger Drive, at the roundabout take the 1st exit onto Leegate Avenue, at Leegomery roundabout take the 2nd exit and proceed along the road for approximately 2 miles. At The Queens public house bear left and at the crossroads turn left towards Preston on the Weald Moors. Driving into the Village, take the second left into Wappenshall Lane and then as you approach the Church in front of you no.9 Preston will be found on your right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE33818.250723

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Made with Metropix ©2023

All measurements quoted are approximate:

ENTRANCE HALL 15' 4" x 7' 9" (4.67m x 2.36m)

CLOAKROOM 5' 3" x 3' 3" (1.6m x 0.99m)

DINING ROOM 11' 8" x 10' 8" (3.56m x 3.25m)

LOUNGE 14' 2" x 10' 9" (4.32m x 3.28m)

KITCHEN / FAMILY ROOM 29' 4" x 9' 8" (8.94m x 2.95m)

UTILITY ROOM 11' 0" x 4' 5" (3.35m x 1.35m)

ORANGERY 18' 7" x 8' 9" (5.66m x 2.67m)

BEDROOM ONE 14' 1" x 9' 2" (4.29m x 2.79m)

EN-SUITE 10' 7" x 4' 5" (3.23m x 1.35m)

BEDROOM TWO 11' 0" x 10' 9" (3.35m x 3.28m)

SHOWER ROOM 7' 8" x 5' 6" (2.34m x 1.68m)

BEDROOM THREE 14' 9" x 10' 9" (4.5m x 3.28m)
max. L shaped room

BEDROOM FOUR 12' 7" x 11' 8" (3.84m x 3.56m)
max. L shaped room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.