



Meadows End, Horton, TF6 6DT

Helping *you* move



**Meadows End, Horton, TF6 6DT**

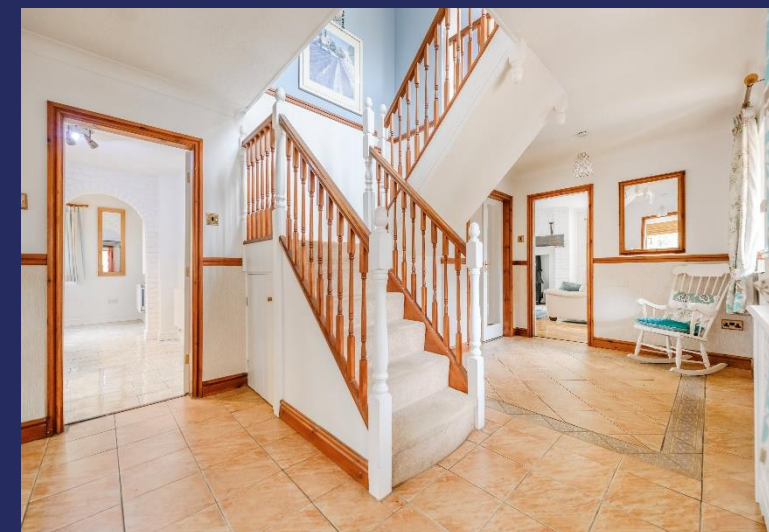
**Freehold – Offers in the Region of  
£725,000**



**Features**

- Charming Detached Family Home
- Five Bedrooms, Two Bathrooms
- Entrance Hall, Kitchen Breakfast Room
- Utility Room, Dining Room
- Lounge, Music Room Library, Office

- Conservatory Garden Room, Double Garage
- Separate Annex with Accommodation
- Lovely Garden Grounds, Spa Room
- Council Tax Band G
- EPC Rating - C



## BRIEF DESCRIPTION

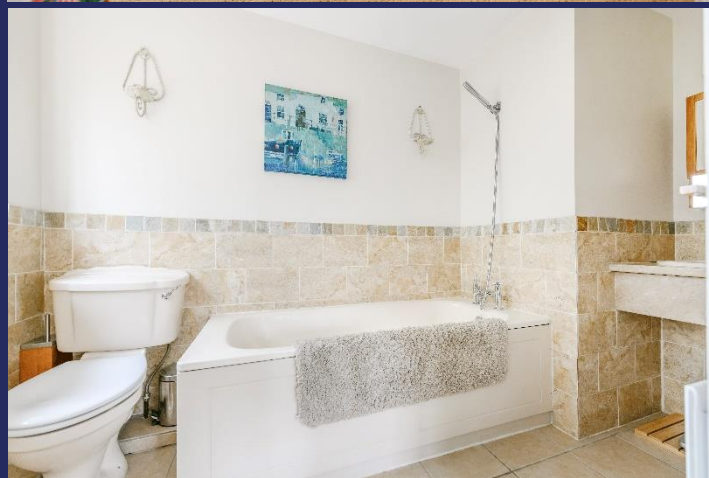
This is a truly wonderful opportunity to acquire a charming Detached Family Home, complete with a separate Double Garage featuring Annex Accommodation above. Nestled in a peaceful, well-established setting, the property boasts beautiful Garden Grounds and provides exceptionally spacious living space. As you step inside, you'll be greeted by a striking Entrance Hall, a convenient Ground Floor W.C, a delightful Breakfast Kitchen, and an excellent Garden Room. The spacious Lounge, adorned with an inviting Inglenook Fireplace, offers a cosy retreat, and there's even a Library/Quiet Room for moments of tranquility. A generously sized Office and a large Utility Room are also at your disposal. Ascending the feature staircase leads to a Landing that introduces you to the Main Bedroom with its own En-Suite, as well as Four additional Bedrooms and a well-appointed Bathroom.

Outside, the property is set on a substantial plot adorned with mature shrubs and plants, providing ample Parking Space. A Detached Coach House awaits, featuring a Double Garage on the ground floor, a handy Kitchenette, a Shower Room, and a staircase leading to an Office Area and a Spacious Bed/Sitting Room on the upper level.



## LOCATION

Situated in the semi-rural location of Horton which is conveniently situated between Newport (approximately 7 miles) and Wellington (approximately 4 miles), both of which offer local shops, school, library and leisure centres. Horton is situated within easy access of the West Midlands road network, in particular the M6 and the M54 and within easy commuting distance of Telford (4.5 miles) Stafford, Cannock, Newport, Shrewsbury and Wolverhampton.



Helping *you* move

**TO VIEW THIS PROPERTY:** Situated in the semi-rural location of Horton which is conveniently situated between Newport (approximately 7 miles) and Wellington (approximately 4 miles), both of which offer local shops, school, library and leisure centres. Horton is situated within easy access of the West Midlands road network, in particular the M6 and the M54 and within easy commuting distance of Telford (4.5 miles) Stafford, Cannock, Newport, Shrewsbury and Wolverhampton.

**DIRECTIONS:** From our office take head south on High Street, continue onto Upper Bar, turn right onto Wellington Road. At the roundabout, take the 3rd exit onto Wellington Road/A518. At the next roundabout, take the 2nd exit and stay on Wellington Road/A518. Continue to follow A518 for 0.8 miles, turn right onto Kynnersley Drive, slight left, continue onto Richards Road for 0.1 miles and at the roundabout take the 3rd exit onto Humber Lane, continue for 1.8 miles and when you reach the Queens at Horton Public House, turn left onto Horton Lane, continue for a quarter of a mile and the property will be located on the right hand side.

**SERVICES:** We are advised that mains services are available. 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.

**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

**EPC RATING: C-70** The full energy performance certificate (EPC) is available for this property upon request.

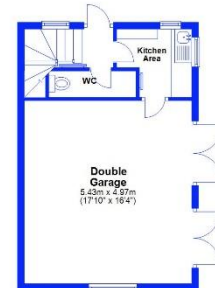
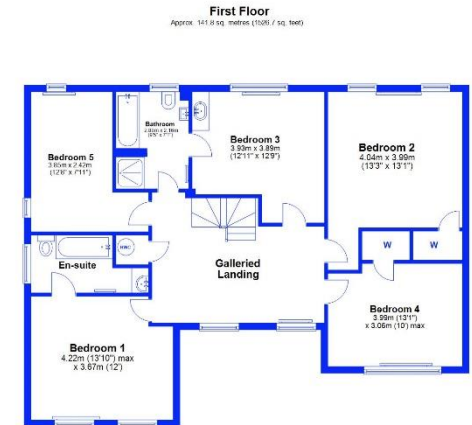
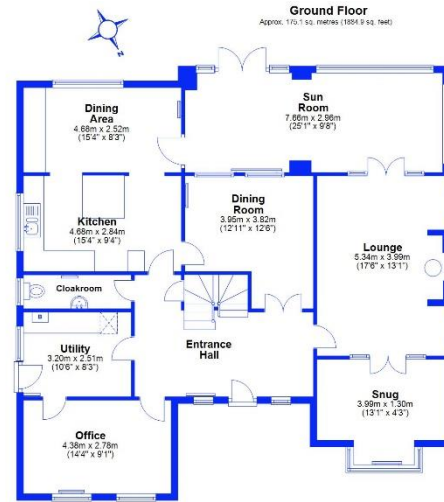
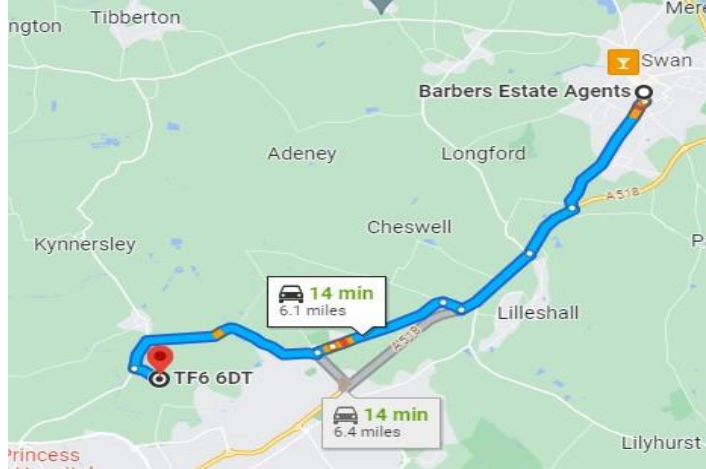
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

**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.

**METHOD OF SALE:** For Sale by Private Treaty.





Total area: approx. 317.0 sq. metres (3411.7 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers 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, fixtures and fittings are approximate and for use as a guide only. This floor plan is not to be scaled. It is taken as a line and does not represent the actual property. Plans produced using 'FloorUp'.

Meadows End, Horton, Telford

**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 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.



**NEWPORT**  
 30 High Street, Newport, TF10 7AQ | Tel: 01952 820 239  
 Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

**MARKET DRAYTON**  
**NEWPORT**  
**SHREWSBURY**  
**WELLINGTON/TELFORD**  
**WHITCHURCH**