



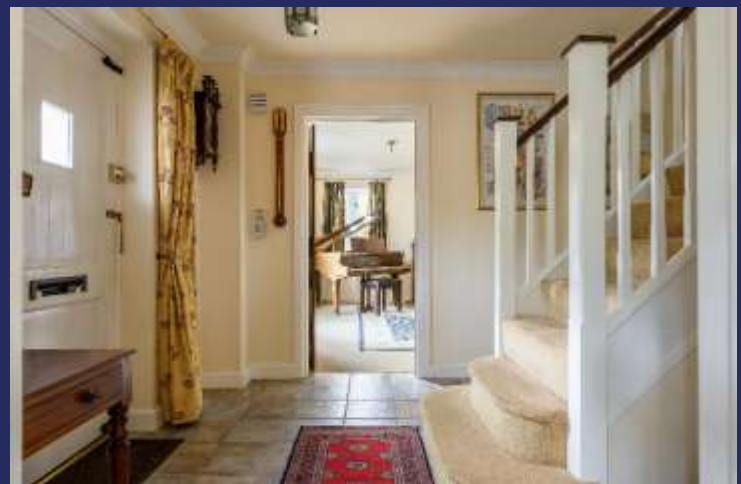
17 Weald Moors Park, Preston, TF6 6DQ

Helping *you* move



17 Weald Moors Park, Preston, TF6 6DQ

**Freehold – Offers in the Region of
£650,000**



Features

- **A Superb Four Bedroom Family Home**
- **Enjoying Lovely Views Over Surrounding Countryside**
- **Set in a Tranquil Location**
- **Developed by Shropshire Homes**
- **Kitchen Dining Room, Sitting Room**

Formal Dining Room, Garden Room, Snug

Two En-Suites and Family Bathroom

Established Rear Garden with Covered Patio Area

Single Garage and Further Parking for Several Vehicles

EPC Rating - C, Council Tax Band F



BRIEF DESCRIPTION

A superb Family Home set in a charming and tranquil location. Developed by Shropshire Homes in the early 2000s, the property benefits from plentiful Living Space including Two Large Reception Rooms, furthered by a Kitchen/Diner onto which has been added a Garden Room/Snug. There are also handy practical touches such as a separate Laundry Room, Downstairs WC and further storage areas.

Upstairs, there are Four Good Sized Bedrooms, of which two have their own En-Suite. There is also a Family Bathroom that offers a separate Bath and Shower. Many of the rooms feature Dual Aspect windows, allowing in plenty of light and those at the rear to enjoy excellent views over the surrounding countryside.

Externally, there is a well established and maintained Rear Garden, with a Covered Patio area ideal for enjoying the peaceful location. To the front, there is a low maintenance front garden and a Single Garage, with Further Parking available for several vehicles.

LOCATION

This lovely property lies in the peaceful location, with close access to countryside walks. Being ideally placed for the local market towns of both Wellington and Newport, with their excellent schools and further/higher education facilities, and within easy reach of the larger retail facilities and amenities of Telford. Preston upon the Weald Moors is the ideal location for families and professionals alike. There is a local railway station at Wellington as well as the mainline railway station in Telford Town Centre and with the M54 being approximately 6.5 miles away (with its links to the M6 and Shrewsbury), the location is ideal for commuting.



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TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: The property is 6.3 miles from our Newport Office - head south on the High Street and then right on Wellington Road, and at the roundabout bare right on the A518 towards Telford. Go straight over the first two roundabouts and then at the Clock Tower roundabout take the third exit right onto Station Road, and at the next roundabout go left on Humber Lane. After 1.5 miles, in the village of Preston upon the Weald Moors, turn right at the mini roundabout, follow the road and take the first left onto Wappenshall Lane, and then turn right and follow the road up and take a left by the church and the property will be found down on the right hand side.

SERVICES: We are advised that all 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

AGENTS NOTE: We confirm there a contribution payable on the property of £300.00 per annum, this is payable to the Home Park Residents Association. It is for the upkeep of the private driveway and the trimming of the trees that are located on the private driveway.

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

EPC RATING - C-73 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.

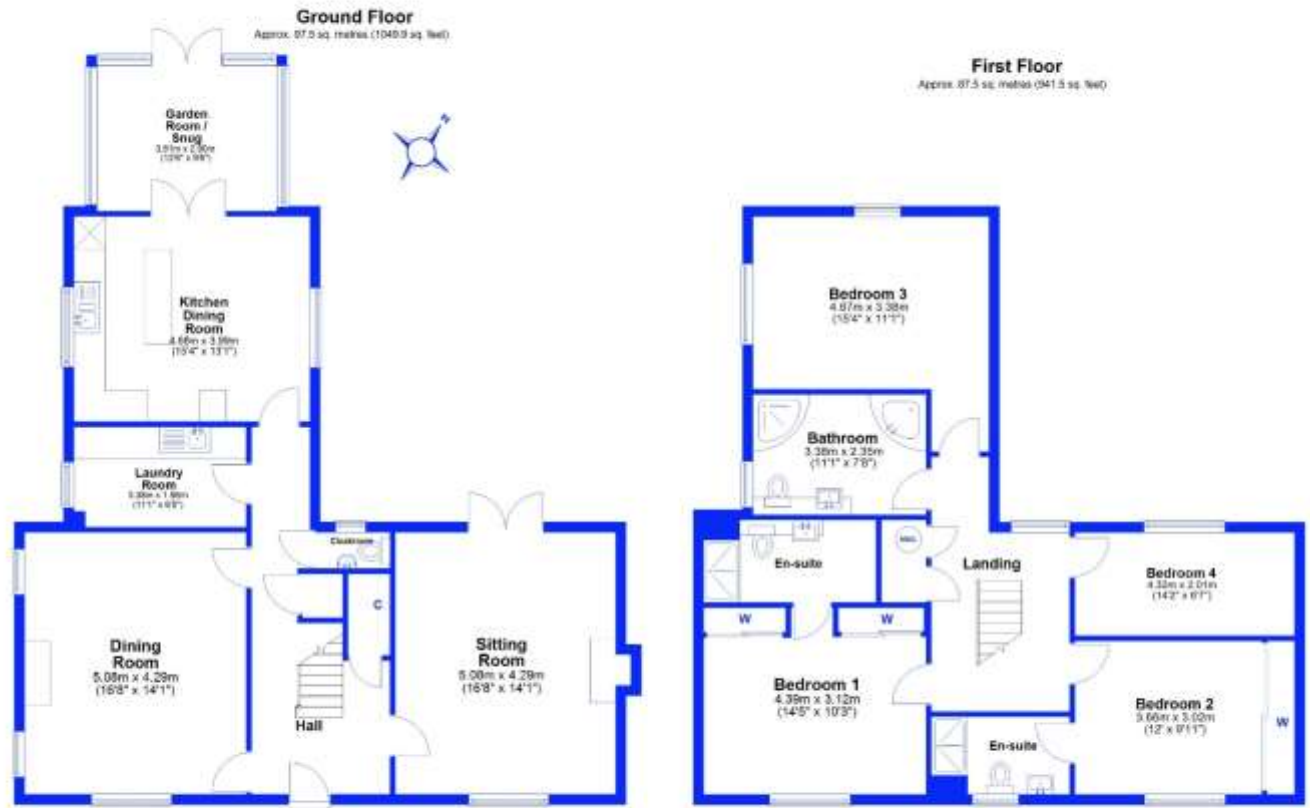
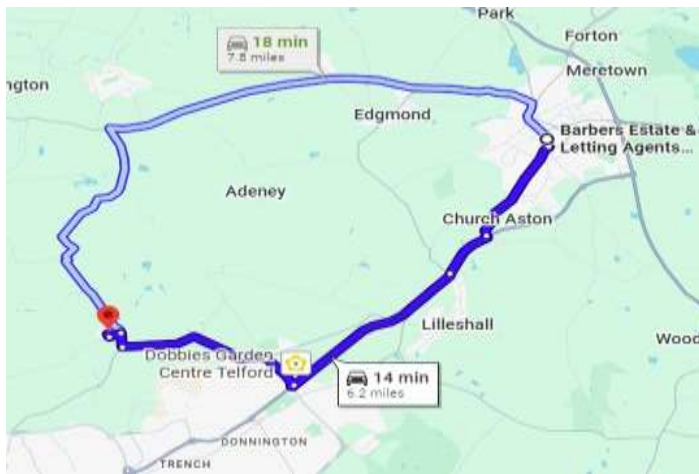
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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.

NE40044





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, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using Planity.

17 Weald Moors Park, Preston Upon The Weald Moors, 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.



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