



Property Details

Upon entering, you are greeted by vast living spaces that are both elegant and inviting. With the added bonus of being sold chain-free, this property provides a hassle-free buying opportunity for those looking to settle in a desirable location. Don't miss the chance to own this beautiful home with endless possibilities.

Pleasantly situated in the quiet village of Preston which affords easy access to the district centre of Wellington and Telford Town Centre shopping complex (just under 6 miles away) offering various retail outlets and a mainline railway station. The A442 provides access to all other areas of Telford and the M54 motorway. This popular village has a highly regarded primary school and is in the catchment area for the Charlton Secondary School with a school bus service collecting/dropping off within the village.

Ground Floor:

- Hallway, Entering through a grand wood front door into a hallway that follows the natural curve of the building, wood-effect flooring, two ceiling light fittings, access to all ground-floor accommodation and stairs leading to the first floor.
- Kitchen Diner, Good-sized kitchen with adjoining dining area, large secondary glazed window and French doors makes the room bright and airy. Multiple wall and base units for ample storage, and a central island with marble countertop. A large Range cooker with overhead extractor hood, integrated dishwasher and sunken one-and-a-half sink drainer.
- Study, A reasonable sized home office, with a large secondary glazed window, TV point and central light fitting.
- WC, Large, partially tiled WC with grey wood effect linoleum flooring, frosted glass window, sink vanity unit, low level flush WC, central light fitting, extractor fan, boiler and storage cupboard.
- Lounge, Spacious living area with high ceilings and large secondary glazed windows, providing views over both the front and side grounds. A feature mantelpiece with inset electric fire. Both wall and ceiling mounted light fittings, two radiators and TV point.

First Floor:

- Stairs and Landing, Featuring an understairs storage/utility space with plumbing for appliances and electricity supply. Stairs leading to the first-floor landing, giving access to all living accommodation and a storage cupboard at the end of the landing.
- Bedroom One, Accessed from a small inner hallway, the large double bedroom features three large windows allowing lots of natural light into the room, ample space for furniture, two radiators and central light fitting.
- Bathroom, Accessed from a small inner hallway, a decent sized bathroom with part tiled walls, fitted bath with handheld shower, sink vanity, low-level flush WC, ceiling spotlights, radiator, extractor fan and frosted glass window.
- Bedroom Two, Another large double bedroom, featuring fitted wardrobes, two windows, two ceiling light fittings, radiator and an en-suite.
- En-Suite, A good-sized en-suite shower room, with a low-level flush WC, sink vanity unit, tiled shower cubicle, extractor fan, ceiling spotlights, radiator and frosted glass window.
- Bedroom Three, Third bedroom, with window overlooking the rear of the property, radiator and central light fitting.

Outside:

- Approached through wrought-iron gates with a private driveway leading to the front of the property with ample parking space. A further allocated parking space in front of the garage. Wrap around lawn areas, shared with other properties on the Weald Moors Park estate. Small patio area leading from the French doors in the dining room.

Agent Notes:

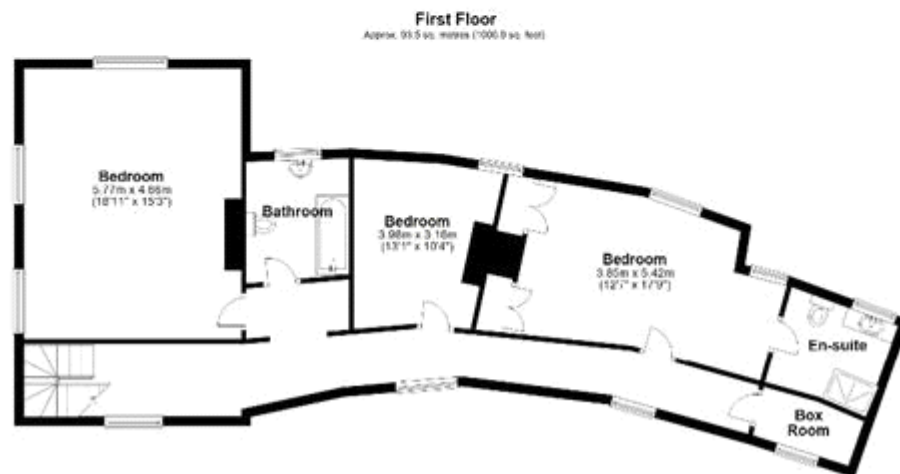
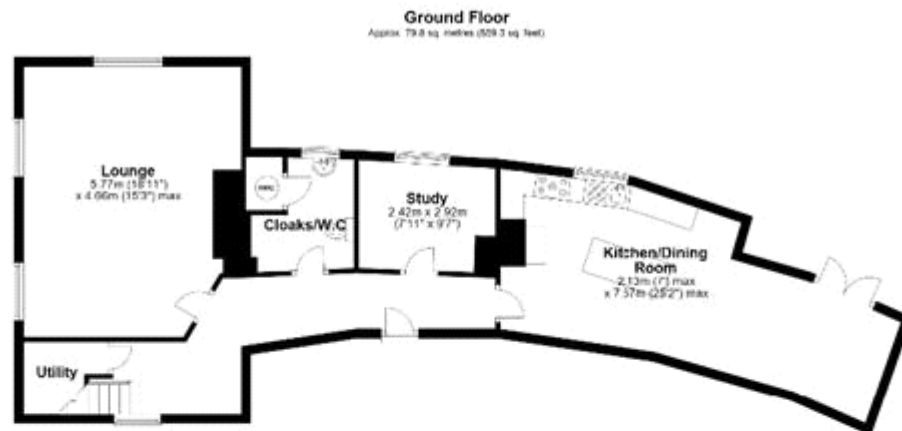
We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas central heating system. Every property owner is a member of the Home Park (Preston) Residents' Association (three of which are Directors, managing the development on behalf of the residents), for which biannual fee of approximately £1,850 is payable (in January and July). This fee includes Listed Buildings insurance cover, external decoration renewal (when necessary) as well as grounds maintenance and lighting etc.

Council Tax Band: E

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Total area: approx. 173.4 sq. metres (1866.2 sq. feet)

