



## **7 Weald Moors Park, Telford, TF6 6DQ**

**O.I.R.O £269,995**

Grade I listed former Alms house developed by local developers Shropshire Homes Ltd, offers spacious living accommodation totalling approximately 1400 sq. ft, comprising long entrance hall, large living room, dining kitchen, 2 double bedrooms both with built in wardrobes, En-Suite, study and GARAGE.

### Study Room

accessed via a separate door.

### Entrance Hall

an imposing hallway, with wooden floor and large sash windows providing plenty of natural light.

### Living Room

enjoying high ceilings and plenty of natural light, this lovely living room has super country views and outlook over the communal gardens.

### Dining Kitchen

a really spacious dining kitchen at the rear of the property, with gorgeous views at the side and rear of the property, plenty of floor and wall mounted kitchen units, island unit, space for range cooker, with cooker hood over, single drainer sink top, plenty of space for dining table and chairs.

### Bedroom One

a lovely double bedroom, with views over open countryside, built in mirror wardrobes.

### En-Suite

with shower enclosure, low flush WC and wash basin.

### Bedroom Two



a further double bedroom, with fitted mirror wardrobes and gorgeous views

### Bathroom

fitted with White suite of panel bath, with shower attachment, low flush WC and wash basin.

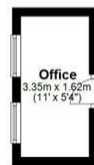
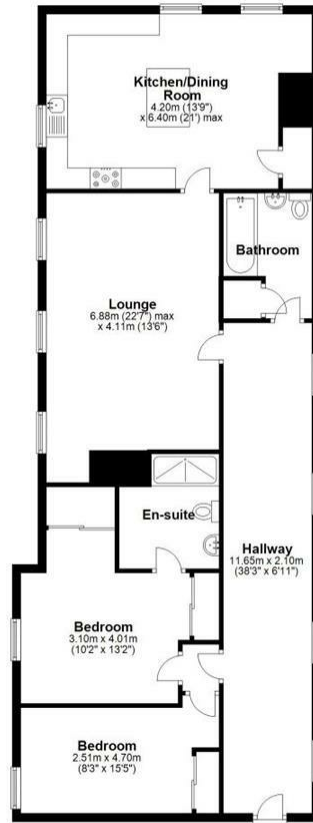
### Outside



the property is set in stunning communal grounds, maintained to a high standard with imposing gated entrance and separate RESIDENTS DRIVE to the GARAGE and parking. spaces.



## Floor Plan

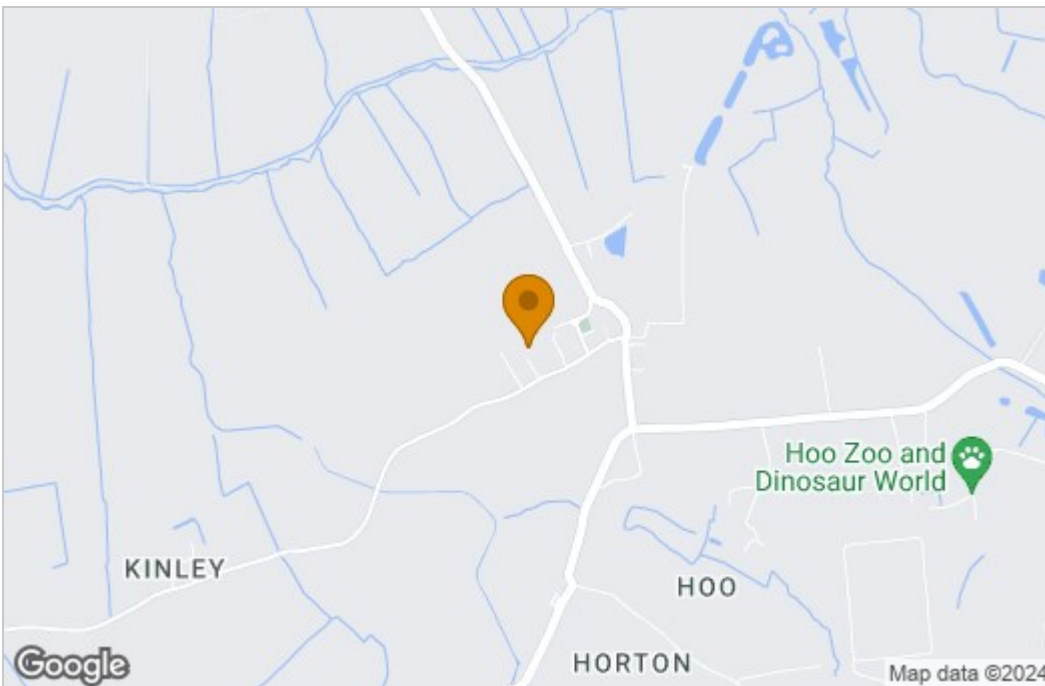


**First Floor**

Approx. 129.2 sq. metres (1390.3 sq. feet)

Total area: approx. 129.2 sq. metres (1390.3 sq. feet)

## Area Map



## Energy Efficiency Graph

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

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