



FOR SALE

**THE POPPIES**  
CHARLTON | TF6 5ES

Offers In The Region Of £650,000 Freehold



**PRESTIGE**  
BY MANNLEYS



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**T**he Poppies is an executive Detached House characterised by its stunning double front, situated on a plot of approximately 1/3 acre. It boasts breathtaking views of rolling fields leading to the Wrekin in the distance.

The approach is via a generous gravel driveway with turning/parking space and an adjacent lawned garden at the front. The interior is tastefully presented, finished to a high specification, and adorned in subtle neutral tones throughout. The entrance into this remarkable residence is through the stunning Entrance Hall featuring porcelain floor tiling and a floating Oak staircase with safety glass balustrading. The ground floor offers flexible family accommodation this comprises, lounge with dual aspect to the side and rear with feature Inglenook fireplace with a wood-burning stove, family room/dining room, superb open plan kitchen/dining room with large central island, utility room and a ground floor wc.





## FEATURES

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- Stunning Four Bedroom Detached Executive Home with Great Sized Plot
- Sought After Rural Location with Good Road Links
- Potential For Extension ( subject to planning approval)
- Open Plan Kitchen/Dining Room with Large Central Island
- Sitting Room with Wood-Burning Stove & Separate Family Room
- Fantastic Reception Hallway with Feature Oak & Glass Staircase
- Main Bedroom with En-Suite Shower & Fitted Wardrobes
- Detached Double Garage & Extensive Driveway Parking
- Viewing Essential & NO UPWARD CHAIN



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The stunning feature staircase ascends to the first-floor gallery Landing. The Main Bedroom suite offers stunning views to the front towards the Wrekin and features an excellent range of three built-in double wardrobes. A door leads into the En-suite Wet Room with a beautiful modern suite incorporating vanity storage, WC, sink unit, and a walk-in open showering area. There are three additional Bedrooms, two overlooking farmland to the rear and one with views to the Wrekin at the front, all equipped with useful built-in cupboards. The modern Bathroom features an attractive three-piece suite, including a Jacuzzi-style bath and an excellent range of vanity units. The accommodation benefits from double glazing and electric underfloor heating on both the ground and first floors run off an Air source heat pump. The property's construction was completed in 2017, and it still benefits from the remainder of the structural warranty. Externally, the grounds to the rear are predominantly laid to an extensive lawned garden with a substantial-sized patio area behind the House. The property also features side access between the house and the Detached Double Garage, which comes with owned solar panels on one side of the roof.



The Poppies is situated in the rural Hamlet of Charlton, approximately 5 miles from the traditional Market Town of Wellington. Wellington offers a range of amenities, including shops, a supermarket, traditional market, library, leisure centre, rail and bus stations. Junction 7 of the M54 is approximately 4 miles away, providing easy access to the wider Telford area and the West Midlands Conurbation. To the West, along the old A5 (B5061), the County Town of Shrewsbury is approximately 9 miles away, offering an excellent range of shopping and leisure facilities.



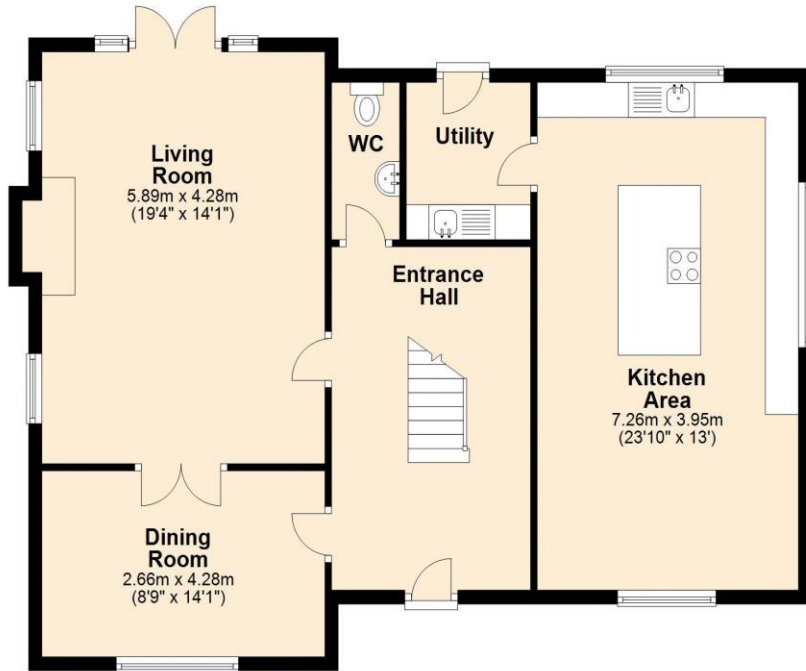






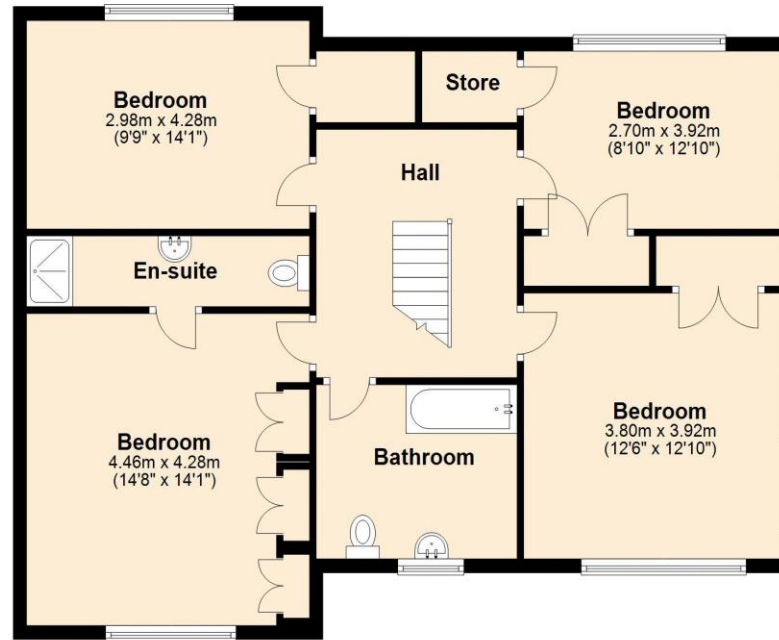
**Ground Floor**

Approx. 88.9 sq. metres (957.3 sq. feet)



**First Floor**

Approx. 90.1 sq. metres (970.1 sq. feet)



Total area: approx. 179.1 sq. metres (1927.4 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.  
Plan produced using PlanUp.





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