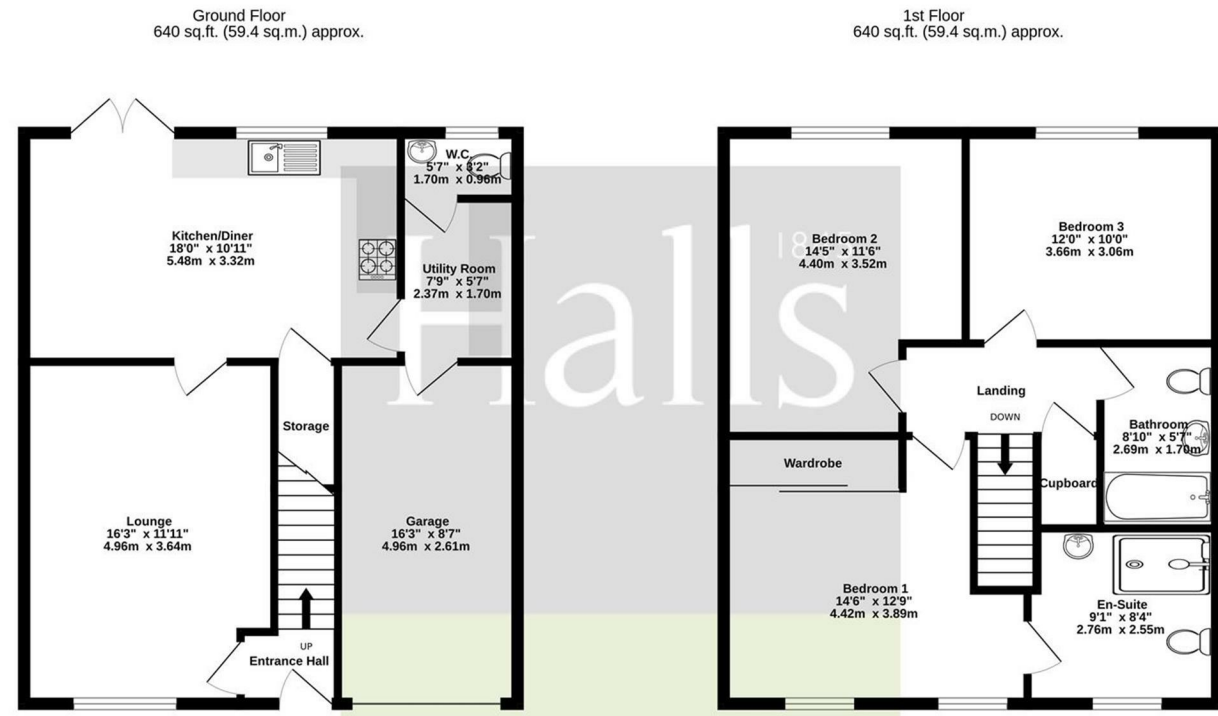


FOR SALE

12 Home Farm, Preston upon the Weald Moors, Telford, TF6 6EH



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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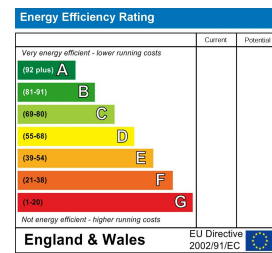
FOR SALE

Offers in the region of £320,000

12 Home Farm, Preston upon the Weald Moors, Telford, TF6 6EH

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



With **THREE DOUBLE BEDROOMS**, this terraced property in Preston upon the Weald Moors is the perfect home for a growing family. The development is located in the heart of the village, opposite St Lawrence's church and close to St Lawrence C of E Primary School. A popular place to call home for those looking for country living in a quaint and pretty Shropshire village.



01952 971800

Telford Sales
 32 Market Street, Wellington, Telford, TF1 1DT
 E: telford@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Three Double Bedrooms
- Garage and Parking
- Immaculately presented
- Utility Room
- Open Plan Kitchen/Diner
- Low Maintenance Garden

DESCRIPTION

Home Farm is a beautifully presented three bedroom family home situated on a select development of properties built by Shropshire Homes. This terraced property offers a spacious living area and generously-sized accommodation throughout. Upon entering the property you are welcomed into a large lounge before going through to the open plan kitchen and dining area which also offers access to the garden through French doors. Downstairs there is also a utility as well as a W.C. Upstairs, there are three large double bedrooms with the largest featuring an en-suite, as well as a fully equipped family bathroom. Externally, the property has parking for two vehicles in front of the garage, and a well-presented south-facing garden to the rear.

ROOMS

GROUND FLOOR

ENTRANCE HALL

With staircase ascending to the first floor and a door through to the lounge.

LOUNGE

The lounge is located to the front aspect, with access from the entrance hall and a door through to the kitchen/diner.

KITCHEN/DINER

The open plan kitchen/diner is fully equipped with integrated appliances, sink including drainer, cooker with hob, a range of wall and base units, as well as access to the garden via the dining area through French doors.

UTILITY ROOM

The utility is equipped with base units as well as space for laundry appliances and a countertop.

W.C.

With wash-hand basin and W.C.

FIRST FLOOR

BEDROOM 1

Large bedroom with built in wardrobes and a door leading through to the en-suite.

EN-SUITE

White three-piece suite comprising large shower cubicle, wash-hand basin and W.C.

BEDROOM 2

Double bedroom with space for storage.

BEDROOM 3

A further double bedroom with views to the rear elevation.

BATHROOM

White four-piece suite comprising bath with separate shower attachment, wash-hand basin and W.C.

GARAGE

Single garage with up and over door.

FRONT ELEVATION

Allocated parking for two vehicles in front of the garage.

REAR ELEVATION

A well proportioned enclosed south-facing garden with patio areas, perfect for entertaining guests.

LOCAL AUTHORITY

Telford and Wrekin Council – 01952 380 000

COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Telford and Wrekin Council on 03456789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: telford@halls.gb.com.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

LOCATION

Preston upon the Weald Moors is a desirable semi-rural location. Perfect for a growing family with local amenities available as well as a short drive from Wellington and Telford. This situation offers the quaint countryside whilst still being ideal for everyday life errands.

DIRECTIONS

From our office on Market Street, continue to the traffic lights and take a right turn onto Bridge Road, proceeding until you reach the roundabout where you take the third exit onto Vineyard Road. Continue to the end of Vineyard Road and take a left turn at the T junction onto King Street and proceed to the roundabout where you take the second exit onto Apley Avenue. Proceed to the roundabout and take the first exit onto Whitchurch Drive, continuing along until you reach Shawbirch roundabout where you take the third exit onto the A442 (Queensway). Take the first exit at the next roundabout and continue for 1.5 miles before taking a left turn onto Wappenshall Lane. Follow the road for around 2 miles before you enter the village of Preston-Upon-The-Weald-Moors where the entrance to Home Farm can be found on the left-hand side.