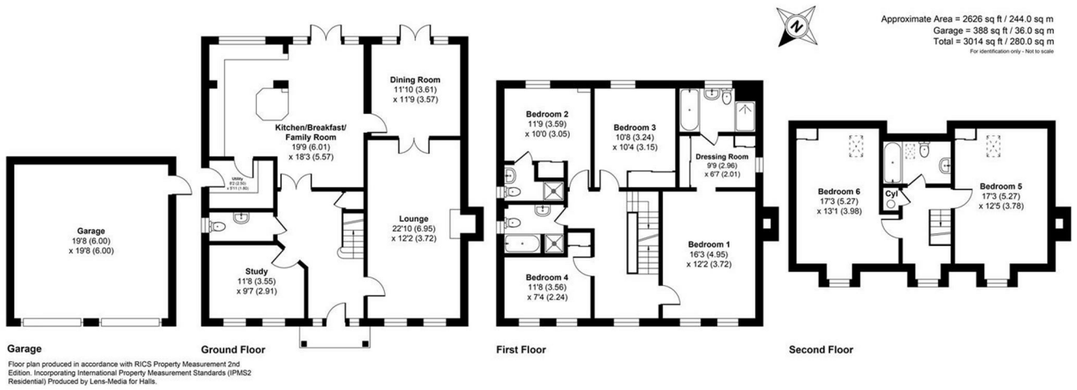
FOR SALE

7 Cherry Tree Close, Wellington, Telford, TF1 2HQ



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

FOR SALE

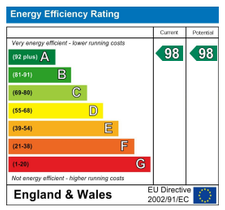
Offers in the region of £595,000

7 Cherry Tree Close, Wellington, Telford, TF1 2HQ

Exceptional three-storey detached family home offering six bedrooms, four bathrooms and generous living accommodation. Set within an exclusive David Wilson Homes development, the property also boasts a double garage, private garden and owned solar panels, creating a wonderful EPC A Rated Energy Efficient home.

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



Halls 1845

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RICS Regulated by RICS

The Property Ombudsman

OnTheMarket.com

APPROVED CODE TRADINGSTANDARDS.UK

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FOR SALE

3 Reception Room/s

6 Bedroom/s

4 Bath/Shower Room/s

- **Exclusive Development by David Wilson Homes**
- **Spacious Accommodation Throughout**
- **Solar Panels Owned Outright**
- **Double Garage and Driveway for Multiple Vehicles**
- **Three Reception Rooms**
- **Two En-Suite Bedrooms**

DESCRIPTION

Halls are delighted to present this exceptionally spacious detached family home, occupying a generous plot within the highly desirable Cherry Tree Close, an exclusive development of luxury homes built by David Wilson Homes. Offering versatile accommodation arranged over three floors, this impressive property provides plenty of space for modern family life, with the added benefit of solar panels which are owned outright, creating a wonderful EPC A Rated Energy Efficient home.

A welcoming reception hall leads through to a useful study, ideal for those working from home, together with a guest cloakroom. The generous lounge provides a comfortable main reception space and features a newly fitted log burning stove, with double doors opening into a further sitting or dining room. From here, doors lead directly onto the rear garden, creating a lovely flow between the living space and outside.

The kitchen/dining room is equally well suited to family life and entertaining, fitted with a comprehensive range of wall and base units, integrated fridge freezer, built-in double oven, gas hob with extractor canopy and a central island. The dining area benefits from double doors opening onto the garden, while the ceramic tiled floor provides a practical finish. A separate utility room with external access completes the ground floor.

The first floor provides four bedrooms, including a particularly generous principal bedroom with a dedicated dressing area and three built-in double wardrobes, together with an en-suite bathroom with separate double shower. The second bedroom also benefits from its own en-suite, while two further bedrooms are served by the family bathroom, that also boasts a separate bath and shower.

There is further accommodation on the second floor, where two additional bedrooms are complemented by a further bathroom fitted with a white panelled bath, pedestal wash hand basin and close coupled WC. This arrangement makes the property particularly well suited to larger or growing families, while also providing excellent flexibility for guests, teenagers or additional home working space.

Outside, the property is set back from the road behind a neatly maintained front garden, with lawn and privet hedging providing a pleasant approach. A side tarmac driveway offers parking for up to six vehicles and leads to the double garage. The private rear garden is fully enclosed and provides a good balance of paved patio and lawn, with plenty of room for outdoor seating, entertaining and family use.

With its generous proportions, flexible three-storey accommodation, double garage, good-sized garden and the added benefit of owned solar panels, this is a substantial family home in a popular and established development.

LOCATION

Cherry Tree Close occupies a sought-after position within one of Wellington's most desirable residential areas, offering a peaceful setting while remaining conveniently placed for everyday amenities. Families are well catered for, with Wrekin College and The Old Hall School both around five minutes away by car, while Wellington town centre provides a range of shops, cafés, restaurants and leisure facilities. The M54 and Wellington Railway Station are also close by, providing excellent connections towards Shrewsbury, Telford, Birmingham and beyond.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

DINING ROOM

STUDY

KITCHEN/BREAKFAST/FAMILY ROOM

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE

DRESSING ROOM

EN-SUITE

BEDROOM TWO

EN-SUITE

BEDROOM THREE

BEDROOM FOUR

BATHROOM

SECOND FLOOR

BEDROOM FIVE

BEDROOM SIX

BATHROOM

EXTERNAL

DOUBLE GARAGE

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: G

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.