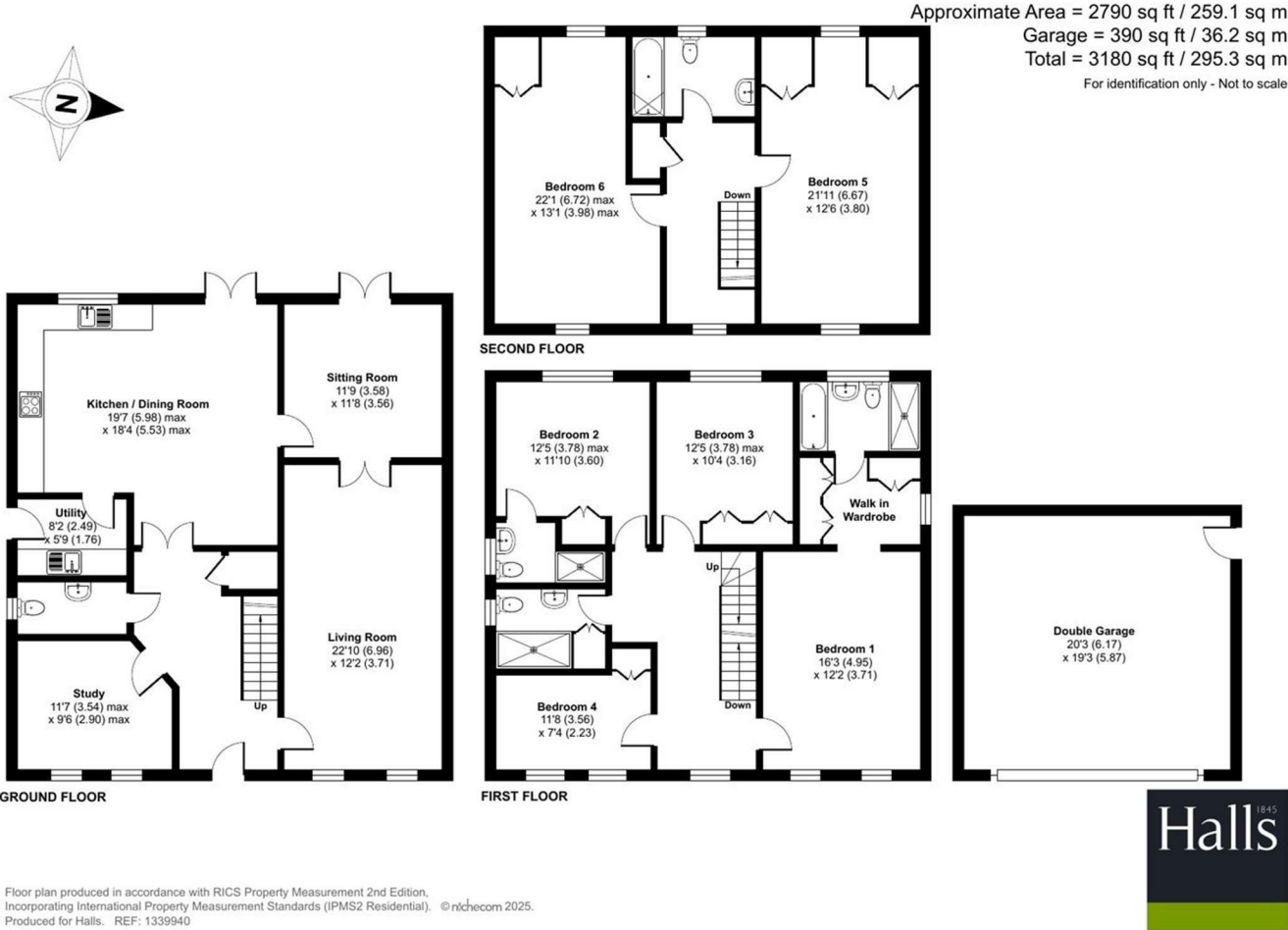


FOR SALE

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



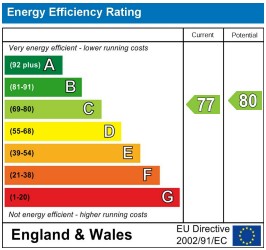
FOR SALE

Offers in the region of £575,000

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

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 are delighted to present this exceptionally spacious detached family home, positioned on a generous plot within the highly desirable Cherry Tree Close — an exclusive development of luxury homes built by David Wilson Homes.



01952 971800

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



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2 Reception
Room/s



6 Bedroom/s



4 Bath/Shower
Room/s



- Spacious Executive Home
- Double Garage with Driveway
- Three Reception Rooms
- Six Bedrooms / Four Bathrooms
- Close to Amenities
- Sought-After Location

DESCRIPTION

This impressive property is arranged over three floors and offers well-appointed, versatile accommodation throughout.

The ground floor features a welcoming reception hall, guest cloakroom, and a study, ideal for home working. The spacious lounge features a newly fitted log burning stove and double doors leading to a sitting or dining room, which in turn opens out to the rear garden — perfect for entertaining.

The kitchen/dining room is fitted with a 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 rear garden, while a ceramic tiled floor adds a touch of practicality and style. A separate utility room with external access completes the ground floor.



On the first floor, the generous master bedroom includes a dressing area with three built-in double wardrobes and an en-suite shower room, featuring a white suite with pedestal wash hand basin, close coupled WC, and shower cubicle. The second bedroom also benefits from its own en-suite, while two further bedrooms are served by the family bathroom.

The second floor offers two additional bedrooms and a further bathroom fitted with a white panelled bath, pedestal wash hand basin, and close coupled WC — ideal for growing families or guest accommodation.

Externally, the property is set back from the road behind a neatly maintained front garden with lawn and privet hedging. A side tarmac driveway provides parking for up to four vehicles and access to the double garage. To the rear, the private garden is fully enclosed with fencing and offers a paved patio, lawned area, and plenty of space for outdoor living.

LOCATION

Cherry Tree Close is an exclusive development located in one of Wellington’s most desirable residential areas.

The area is ideally positioned for families, with highly regarded schools such as Wrekin College and The Old Hall School just a five-minute drive away. Excellent transport connections are also close at hand, including the M54 motorway and Wellington Train Station, providing convenient links to both local and national destinations.

This prestigious cul-de-sac offers a rare opportunity to enjoy a beautifully appointed family home in a setting that combines privacy, exclusivity, and easy access to nearby amenities.

DIRECTIONS

From our office on Market Street, Wellington, turn left onto Bridge Road. In 300 yards turn right onto Wrekin Road. Stay on this road for 0.3 miles before turning left onto Holyhead Road. Turn right in 0.4 miles onto Limekiln Lane and right again in 260 yards onto Cherry Tree Close. In 80 yards turn left where you will find the property on your left in approximately 60 yards.



ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LIVING ROOM
22'10" x 12'2"

SITTING ROOM
11'8" x 11'8"

STUDY
11'7" x 9'6"

KITCHEN/DINING ROOM
19'7" x 18'1"

UTILITY ROOM
8'2" x 5'9"

FIRST FLOOR

BEDROOM 1
16'2" x 12'2"

DRESSING AREA

EN-SUITE

BEDROOM 2
12'4" x 11'9"

EN-SUITE

BEDROOM 3
12'4" x 10'4"

BEDROOM 4
11'8" x 7'3"

BATHROOM



SECOND FLOOR

BEDROOM 5
21'10" x 12'5"

BEDROOM 6
22'0" x 13'0"

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.