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Cherilin Upper Pool Hill,
Telford,
TF4 3AN

OIRO £300,000

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Cherilin is an attractive detached split level house. The ground floor boasts a spacious master bedroom with triple built in wardrobes, a well equipped kitchen with an adjoining utility room, and a convenient cloakroom.

Upstairs, the lounge opens via patio doors onto a Juliet balcony, offering views over the Shropshire Hills. The dining room overlooks the rear garden.

The lower floor offers two further bedrooms and a well appointed bathroom.

Situated on a generous plot, the property enjoys a good sized rear garden featuring a block-paved patio enclosed by a wall. Steps lead down to a lawned area adorned with mature shrubs and trees, complete with a greenhouse and a brick built shed.

The front of Cherilin features a gated driveway with ample parking and a detached single garage, alongside a charming side rockery-style garden. The property also benefits from a laid lawn with planted borders of mature shrubs and a hedged boundary, creating an attractive and welcoming frontage..

Offered with No Upward Chain, Viewing is recommended.

With easy access to Telford town centre with its wide range of shops, restaurants and leisure facilities and a primary school. The retail parks are also close by, along with Telford Central railway station which provides regular services for commuters. A very good road network connects to the B4373 and A442, making travel to the wider Telford area straightforward.

PORCHWAY
UPVC glazed front door leads into the entrance porchway.

HALLWAY
With stairs to the first floor and stairs to the floor below.

CLOAKROOM
Featuring a freestanding wash basin, low-level W.C., laminate flooring, and a loft access hatch.

KITCHEN
10'10" x 8'10" (3.32 x 2.71)
A range of wooden base and wall units with worktops over and tiled splashbacks. The kitchen features a stainless steel sink with drainer and mixer tap, integrated appliances including an electric oven and grill, a gas hob with extractor hood above, an integrated dishwasher, and LVT flooring.

UTILITY
With plumbing for a washing machine, space for a tumble dryer and fridge freezer, A floor length storage cupboard with double doors, the boiler is located here, tiled floor and a stable style wood exterior door that leads to the garden.

MASTER BEDROOM
12'0" x 9'1" (3.68 x 2.79)
With four double built in wardrobes and laminate flooring.

STAIRS TO FIRST FLOOR

LOUNGE

16'4" x 11'8" (5.00 x 3.56)

A gas fire set within a marble hearth and decorative wooden surround. Patio doors open to a Juliet balcony, complemented by an additional window;. Both provide views across the Shropshire hills.

DINING ROOM

12'4" x 11'8" (3.77 x 3.56)

Overlooking the rear garden.

STAIRS TO FLOOR BELOW

BEDROOM TWO

12'9" x 11'8" (3.89 x 3.56)

A double bedroom with dual aspect windows and laminate flooring.

BEDROOM THREE

11'8" x 8'4" (3.56 x 2.55)

With wooden flooring and patio doors that open to the rear garden patio.

BATHROOM
9'4" x 8'1" (2.87 x 2.47)
A generously sized bathroom featuring a double shower enclosure with glazed-effect doors and chrome fittings, alongside a panelled bath with chrome taps and a shower mixer. The room is fully tiled and finished with inset chrome spotlights and laminate flooring.

HALLWAY
doorway to cellar.

REAR GARDEN
A large rear garden featuring a block paved patio bordered by a wall. Steps lead down to a lawned area with mature shrubs and trees, a hedged boundary, two greenhouses, and additional planted areas.

OUTSIDE
Double iron gates open onto a driveway providing parking and access to a detached single garage, with a rockery style planted garden to the side. The front garden has a laid lawn with planted borders. and a hedged boundary.

DETACHED SINGLE GARAGE
With electricity and lighting.

AGENTS' NOTES:

EPC RATING: D a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band D (currently £2,168.89 for the year 2026/2027).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 80mbps

Mobile Signal/Coverage Indoors: EE Variable, O2 Limited, Three Limited, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Private driveway

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

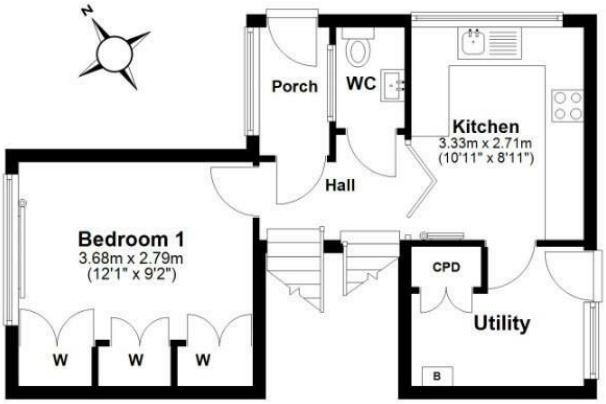
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

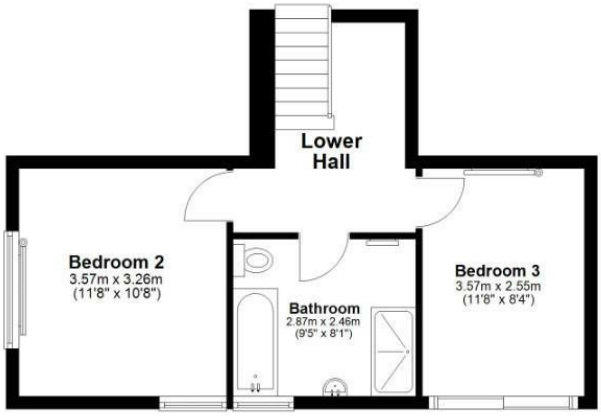
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our office in Newport High Street, continue onto Upper Bar, turn right onto Wellington Road at the roundabout take the third exit and continue onto Wellington Road. at the round about take the second exit onto New Trench Road.. Continue on the A518.. At the roundabout take the second exit onto Queensway A442. Take the B4373 exit towards Dawley/Ketley/Oakengates. At the roundabout, take the 3rd exit onto Wombridge Way/B4373. At Beveley Roundabout, take the 3rd exit onto Mossey Green Way/B4373 . At the roundabout, take the 2nd exit onto Old Park Way/B4373. Follow the B4373 to Dawley Green Way. At the roundabout, take the 2nd exit onto Springhill Rd/B4373. Turn right onto Doseley Road. Turn left onto Upper Pool Hill Road. Continue onto Princess Anne Gardens. Destination will be on the right

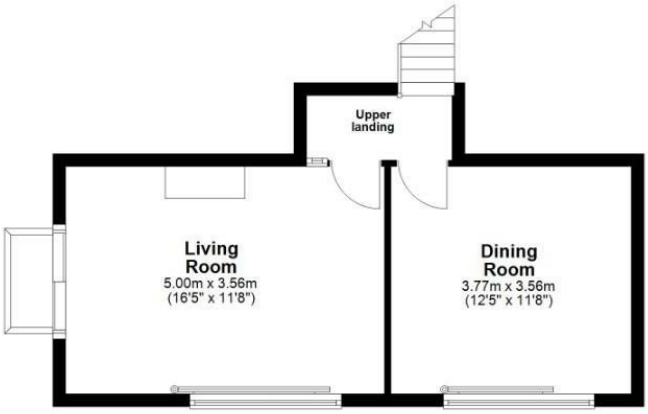
Ground Floor
Approx. 36.2 sq. metres (390.1 sq. feet)



Lower Ground Floor
Approx. 36.8 sq. metres (396.0 sq. feet)



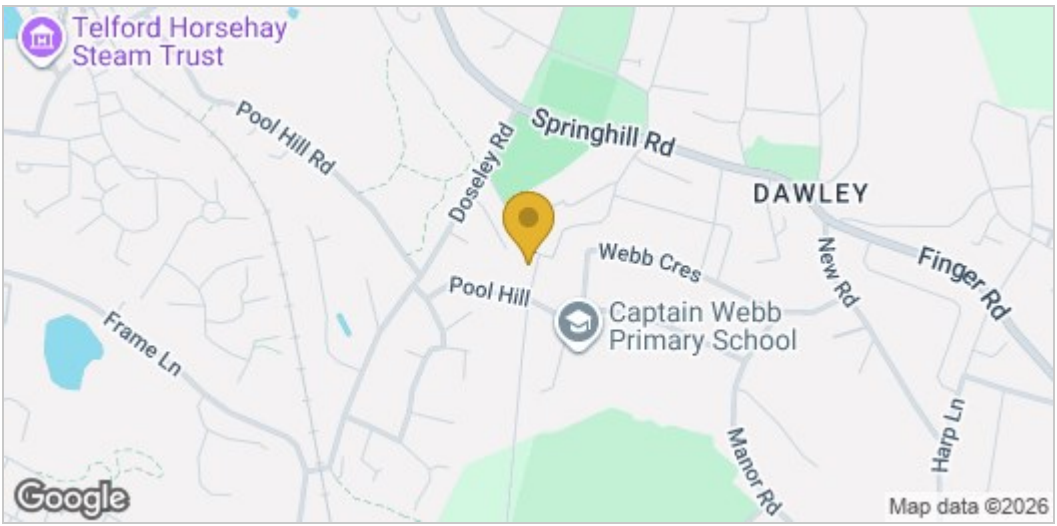
First Floor
Approx. 34.1 sq. metres (367.4 sq. feet)

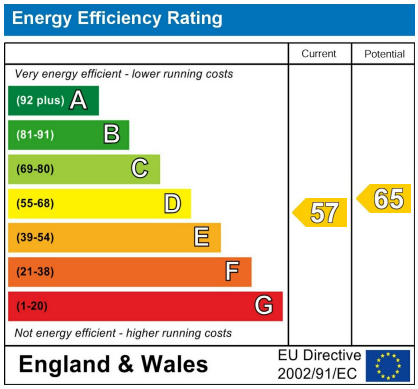


Total area: approx. 107.2 sq. metres (1153.4 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittingsare approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.
Plan produced using PlanUp.

Cherilin, Upper Pool Hill, Telford





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.