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14 Weald Moors Park, Preston, TF6 6DQ

A beautifully presented Grade 2 Listed, Former Gatehouse, enjoying glorious Views towards the Wrekin. Recently refurbished to a high standard, the property combines period charm with modern comforts. Externally, the property benefits from a Generous Parking Area and a Detached Brick-Built Garage and beautifully maintained Gardens.

Offers in the Region of
£460,000

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Overview

- Beautiful Former Gatehouse Converted into a Character Home
- Stunning Views Towards the Wrekin
- Grade 2 Listed
- Recently Refurbished Throughout
- Re-Fitted Kitchen/Breakfast Room
- Charming Lounge with Feature Fireplace
- Separate Dining Room
- Principal Bedroom with En-Suite
- Three Spacious First Floor Bedrooms
- Sought After Semi-Rural Setting with a High Degree of Privacy
- EPC Rating – C
- Council Tax Band D



BRIEF DESCRIPTION

A beautifully presented Grade 2 Listed, Former Gatehouse, thoughtfully converted into a charming character residence, enjoying glorious Enclosed Gardens and Delightful Views towards the Wrekin. Recently refurbished to a high standard, the property seamlessly combines period charm with modern comforts.

The well-proportioned accommodation comprises: A Welcoming Entrance Hall, Cloakroom/WC, an attractive Lounge featuring a charming fireplace, a recently Re-fitted Kitchen/Breakfast Room, and a separate Dining Room ideal for entertaining. To the first floor are Three spacious Bedrooms, including a Principal Bedroom with En-Suite facilities, together with a large Family Bathroom.

LOCATION

This lovely property lies in the peaceful location, with close access to countryside walks. Being ideally placed for the local market towns of both Wellington and Newport, with their excellent schools and further/higher education facilities, and within easy reach of the larger retail facilities and amenities of Telford. Preston upon the Weald Moors is the ideal location for families and professionals alike.

There is a local railway station at Wellington as well as the mainline railway station in Telford Town Centre and with the M54 being approximately 6.5 miles away (with its links to the M6 and Shrewsbury), the location is ideal for commuting.



Your **Local** Property Experts
01952 820 239

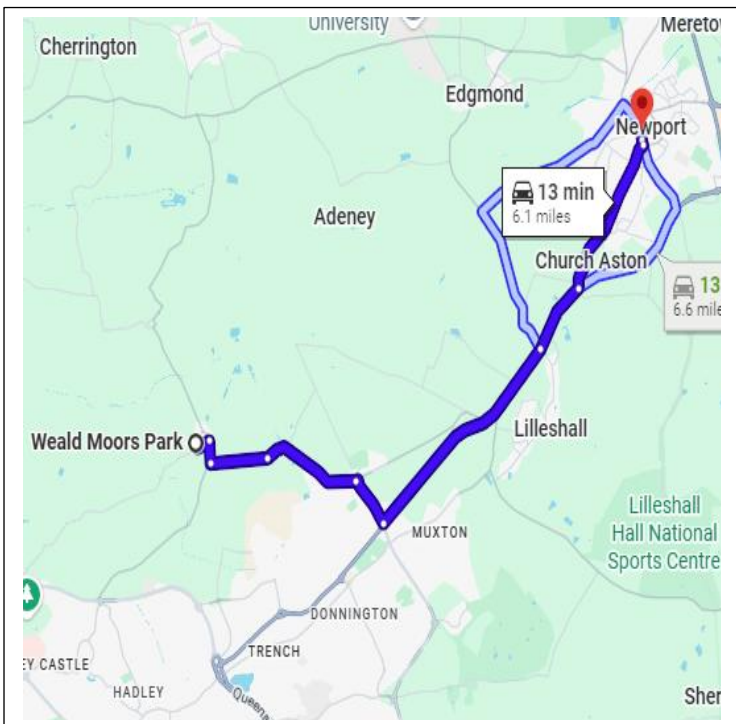


USEFUL INFORMATION: TO VIEW THIS

PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: The property is 6.3 miles from our Newport Office - head south on the High Street and then right on Wellington Road, and at the roundabout bare right on the A518 towards Telford. Go straight over the first two roundabouts and then at the Clock Tower roundabout take the third exit right onto Station Road, and at the next roundabout go left on Humber Lane. After 1.5 miles, in the village of Preston upon the Weald Moors, turn right and then take the first left - after 500 yards you'll see the main gates to the estate. Turn in through the gates and the property will be located on the left hand side and identified by our For Sale sign.

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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 106.2 sq. metres (1142.7 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

14 Weald Moors Park, Preston Upon the Weald Moors, Telford



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.