



Underhill, 14 Charlton, Telford, TF6 5EU

BERRIMAN
EATON

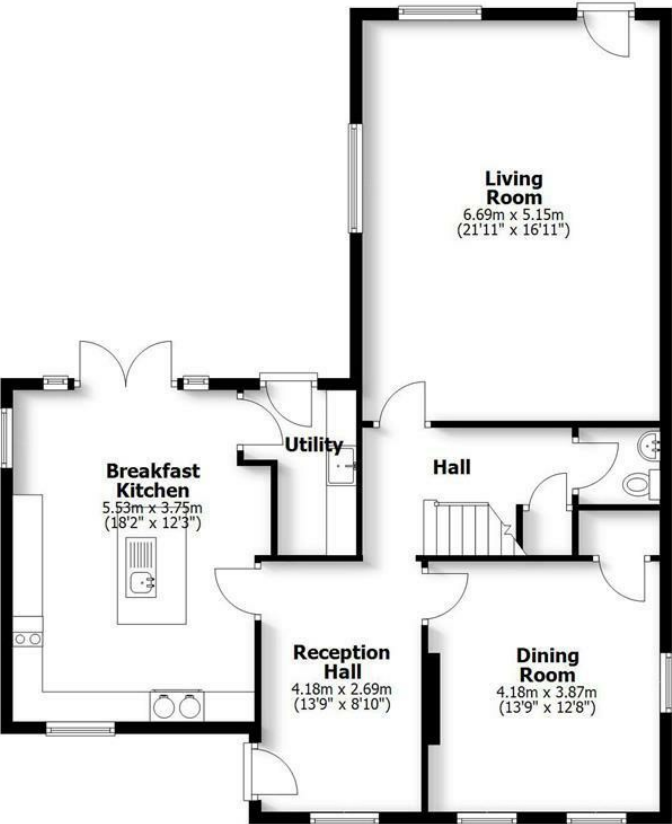
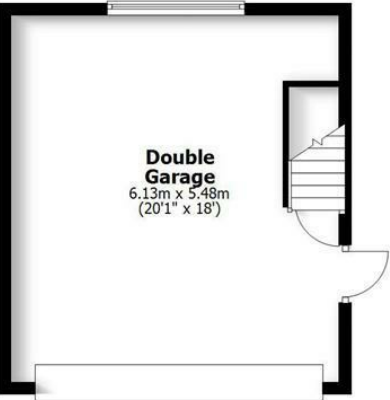
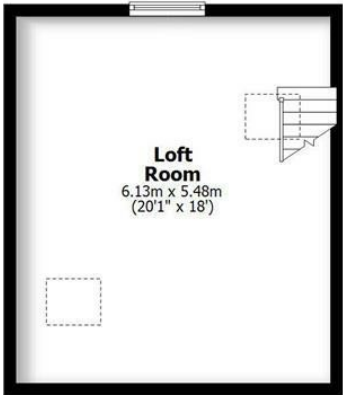




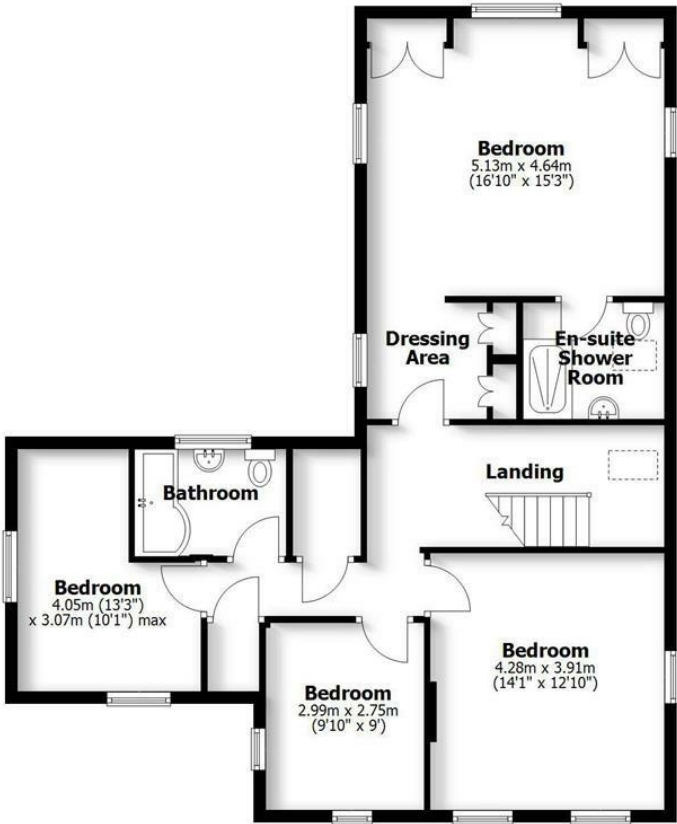
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A country four bedroom residence between Shrewsbury and Telford, with excellent road links to the M54 motorway. Having been extended, this is an immaculate home with far reaching farmland views to the rear and with a double garage that has a functioning room above.
Telford - 7 miles, Shrewsbury - 9 miles, Newport - 13 miles, Bridgnorth - 17 miles, Wolverhampton - 25 miles.
(All distances are approximate).

UNDERHILL
14 CHARLTON, TELFORD



Ground Floor



First Floor

HOUSE: 192.9sq.m. 2,076.5sq.ft.
GARAGE: 67.1sq.m. 722.4sq.ft.
TOTAL: 260.0sq.m. 2,798.9sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

LOCATION

Charlton is a semi rural Shropshire hamlet surrounded by farmland, with excellent road links to J7 of the M54 in around 2 mins. Wellington and Telford Central train stations are approx a 10-15 minute drive. Primary schools, a range of local amenities and sports facilities can be found in nearby Allscott, Admaston and the surrounding area. Nearby pubs and restaurants include The Horseshoes Pub and the Mytton and Mermaid pub and restaurant, whilst the National Trust's Attingham Park provides a historic attraction with grounds and cafe.

ACCOMMODATION

The extended cottage with a recently replaced Hive controlled central heating and pressurised water system, is immaculately presented and has a high level of natural light, presently comprising: Large hallway with oak parquet flooring that continues into an inner hallway where stairs rise to the first floor. There is an understairs cupboard and guest cloakroom. The living room is a good proportion having windows and patio doors leading onto the rear patio with far reaching views. A Stovax woodburning inset fire is fitted in an attractive surround, while the well proportioned dining room also has a fitted log burner. The bespoke designed breakfast kitchen by David Orton is fitted with an island including an inset sink and 'leather' finish granite worktops throughout. A range of integrated appliances include: an eye level Bosch oven and microwave, hob and dishwasher. Also installed is an electric two oven AGA. The breakfast area enjoys patio doors and windows to the rear. Natural limestone flooring with zoned under floor heating extends through the kitchen into the rear utility that houses a range of units, plumbing for a washing machine, sink unit and a recently re-fitted oil central heating boiler.

On the first floor the principal bedroom again has a high degree of good natural lighting with far reaching views to the rear. The dressing area and bedroom have a range of high-quality fitted wardrobes and drawers. A door leads into the en-suite shower room which is fully tiled and comprises a double shower, vanity unit having an inset hand basin and WC along with a dual fuel heated towel rail. There are three further generous bedrooms and a modern bathroom comprising a white suite to include a WC, hand basin and a P-shaped bath with shower over. There is a large airing cupboard together with additional store cupboards accessed from the landing.

OUTSIDE

The property stands off the lane screened by beech hedging, with a fore-garden and large driveway having side access. The detached double garage has a door with a security coded lock giving access to the staircase and the first floor room with good head height (insulated and boarded), having heating and electricity with sky lights and a window enjoying the far reaching views. Currently used as a games room, this is an ideal work space or for some self contained accommodation (STPP). There is access to a small loft space.

To the rear, a deep patio provides an outdoor entertaining area with the garden beyond mainly laid to lawn. A box hedge divides to the kitchen garden with a greenhouse, vegetable garden and wild flower bed.

SERVICES

We are advised there is mains water, electricity and oil fired central heating (replaced in 2026 with a new Hive controlled pressurised system). A private septic tank is situated to the rear (which reflects in cheaper water rates).

COUNCIL TAX

Telford and Wrekin.
Tax Band: F

FIXTURES AND FITTINGS

The fridge freezer is available by separate negotiation.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Price Guide £680,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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