



4 Wellfield Place, Wilmslow - SK9 6GH

In Excess of £560,000

mosley jarman *M*

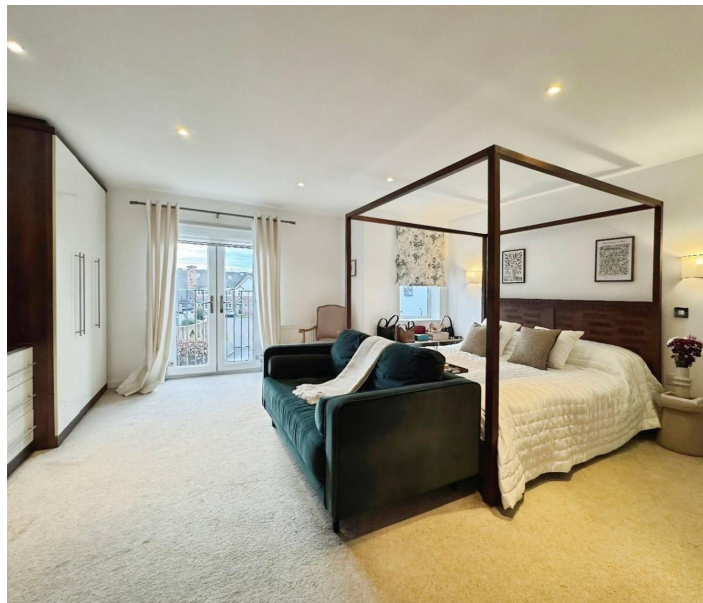
4 Wellfield Place

Wilmslow

An exceptional four-bedroom, three-bathroom townhouse in a prime South Wilmslow location. Beautifully presented and offering generous accommodation across three floors, this impressive modern townhouse is set within a small and exclusive cul-de-sac development. Ideally positioned in a sought-after area of South Wilmslow, the property is within easy reach of Ashdene and Lindow Primary Schools, the Village Convenience Store, open countryside, walking distance of The Plough & Flail Wilmslow town centre and the train station. With its superb location, high-quality finish and versatile living space, this outstanding home is ideal for families and professionals alike seeking modern living in one of Wilmslow's most desirable areas.

- EPC grade: C
- Heating: Ground source heat pump (radiators) and under floor heating (down stairs only)
- Mains: Electric, waters and drains
- Property Construction: Brick built with tiled roof
- Flood Risk*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.
- Broadband***: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three*
- Mobile Coverage***: Mobile coverage at the property available with all main providers*. Some limited indoor & outdoor coverage.
- Parking: Off road parking to the front of the property.
- Rights of Way & Restrictive Covenants: TBC
- Tenure: Leasehold- 999 year lease with approx. 985 years remaining Ground Rent £250 per annum- TBC

*Information provided by GOV.UK**Information provided by Ofcom checker. The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



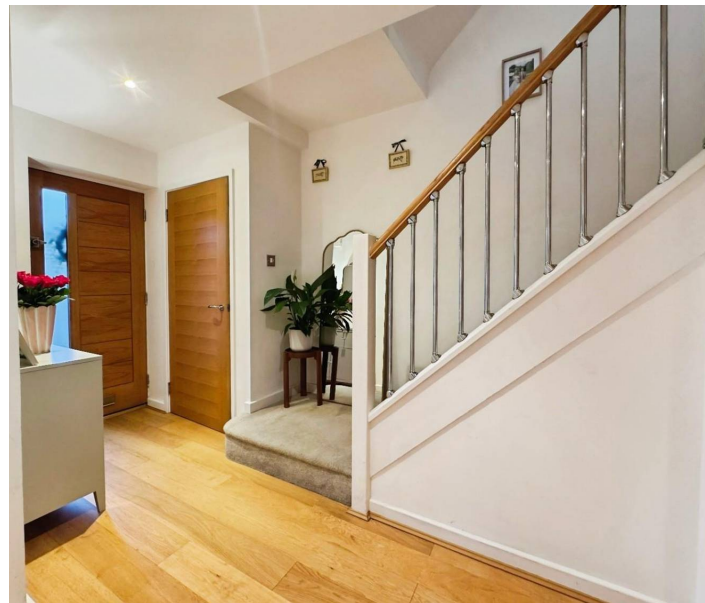


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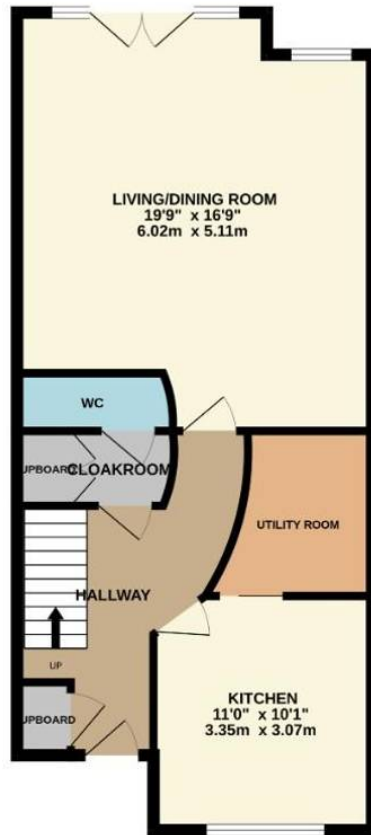
Wilmslow

- South Wilmslow location
- Accommodation over three floors
- Easy reach of Ashdene and Lindow Primary Schools
- Off road parking
- South facing garden
- Three bathrooms (two ensuites)
- Leasehold- approx. 985 years remaining
- Set within a small and exclusive cul-de-sac development
- Beautifully presented four double bedroom family home
- Approx. 1850 sq ft

Wilmslow is a vibrant, sought-after town located in Cheshire, renowned for its blend of scenic beauty, excellent transport links, and a strong sense of community. Known for its high standard of living, Wilmslow offers a variety of shops, restaurants, and local amenities, making it a popular choice for families and professionals alike. The town is surrounded by picturesque countryside, including the nearby Bollin Valley, offering plenty of outdoor recreational opportunities. With its close proximity to Manchester, excellent schools, and easy access to Wilmslow train station, which provides direct routes to London, Wilmslow is a perfect balance of convenience and rural charm. Its attractive combination of lifestyle and location makes it one of the most desirable places to live in the region.



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



2ND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1841 sq.ft. (171.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.