



59 Shoveller Drive, Apley

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59 Shoveller Drive, Apley, Telford, Shropshire, TF1 6GQ.

Asking Price £525,000



This Detached Family House has well presented and maintained accommodation throughout to provide three Reception Rooms, Five Bedrooms and Two En-Suites, Adjacent to the Apley Woods nature reserve with its 56 acres of meadows, pools, trees and winding footpaths, this property is situated in an ideal location for young families and dog owners/walking

- Spacious Double Fronted Detached House
- 3 Reception Rooms: Lounge, Dining Room, Study
- Breakfast Kitchen, Utility Room, Cloakroom
- Two Bedrooms with En-suites
- Three Further Bedrooms, Refitted Family Bathroom
- Double Garage, Enclosed Rear Garden
- Gas Central Heating, Double Glazing
- Close to Apley Nature Reserve



### Brief Description

This double fronted, executive style Detached House offers well proportioned and attractively presented accommodation throughout, ideal for the needs of a growing family. Entering into the Entrance Hall with stairs to the first floor and cloakroom off with a modern refitted white two piece suite. Overlooking the front you will find a Study and a Dining Room. The Lounge is located to the rear of the house with an attractive fire surround and inset gas fire; French doors with two windows to either side look out over the rear garden. The Kitchen has an attractive range of drawers, base and wall mounted units with complementary quartz working surfaces over, inset 1.5 bowl sink unit, integral wine rack, wine cooler, under counter fridge and freezer, dishwasher, double oven with gas hob and cooker hood over; breakfast bar with curved cupboards to one edge and window to the rear. As you enter the Kitchen a door leads into the Utility with matching range of units, inset sink unit, provision for two appliances and door out to the secure driveway area.

Stairs ascend to the first floor Landing with window providing natural light; Bedroom One is located to the rear with a Dressing Area including three double sets of wardrobes and door into the En-suite Shower Room with modern white suite. There are two further Bedrooms overlooking the front. The Bathroom has a modern white



three piece suite including a P shaped bath with over-head shower. A further set of stairs ascend to the second floor Landing where you will find Bedroom Five, with windows to the front and side and airing cupboard. Bedroom Two is located overlooking the front and has a feature arched window to the side, three built-in double wardrobes and door into the En-suite with three piece white suite.

Externally, the property is approached from the end of the road over its driveway providing additional turning space (with a pedestrian right of way for access to the Apley woods); electric double gates open into the secure driveway which leads onto the Detached Double Garage. A gate provides access into the neatly maintained rear garden with patio areas, lawned garden and established borders containing a variety of shrubs and a good depth of tree screening from the woods to one side.



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## LOCATION

Within close proximity of the local historical landmark and woodlands of Apley Castle Park, situated in the popular residential locality of Apley being served by a range of neighbourhood facilities and Primary School. An excellent road network links the property to the traditional market Town of Wellington and the modern leisure and shopping facilities of Telford Town Centre and the Princess Royal Hospital.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains water, drainage, gas and electricity 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.

## DIRECTIONS

From Apley roundabout at The Princess Royal Hospital take the exit onto Grainger Drive, take the 2nd turning on the left into Teresa Way, proceed to the mini island, bear left onto Shoveller Drive and follow the road along to the very end T junction and turn left. Carry on along Shoveller Drive and take the second turning on your right hand side and then bear around to the right where no.59 can be found on your right hand side.

## LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. Council Tax Band F (currently £2,779.40 for 2023/24)

## VIEWING / PRE-SALES ADVICE

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

## METHOD OF SALE

For sale by Private Treaty.

## 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. To avoid delays in the buying process please provide the required documents as soon as possible.

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## ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

**STUDY** 8' 3" x 7' 2" (2.51m x 2.18m)

**DINING ROOM** 10' 1" x 10' 1" (3.07m x 3.07m)

**CLOAKROOM** 5' 4" x 4' 2" (1.63m x 1.27m)

**KITCHEN** 12' 5" x 10' 1" (3.78m x 3.07m)

**UTILITY ROOM** 6' 3" x 4' 9" (1.91m x 1.45m)

**LOUNGE** 17' 7" x 14' 2" (5.36m x 4.32m)

**BEDROOM ONE** 14' 2" x 11' 7" (4.32m x 3.53m) max

**DRESSING AREA** 10' 7" x 3' 8" (3.23m x 1.12m)

**EN-SUITE** 10' 2" x 5' 6" (3.1m x 1.68m)

**BEDROOM TWO** 16' 6" x 13' 7" (5.03m x 4.14m)

**EN-SUITE** 10' 8" x 5' 1" (3.25m x 1.55m)

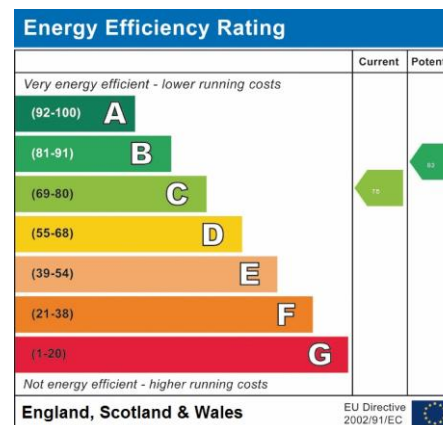
**BEDROOM THREE** 16' 4" x 10' 1" (4.98m x 3.07m)

**BEDROOM FOUR** 10' 1" x 7' 4" (3.07m x 2.24m)

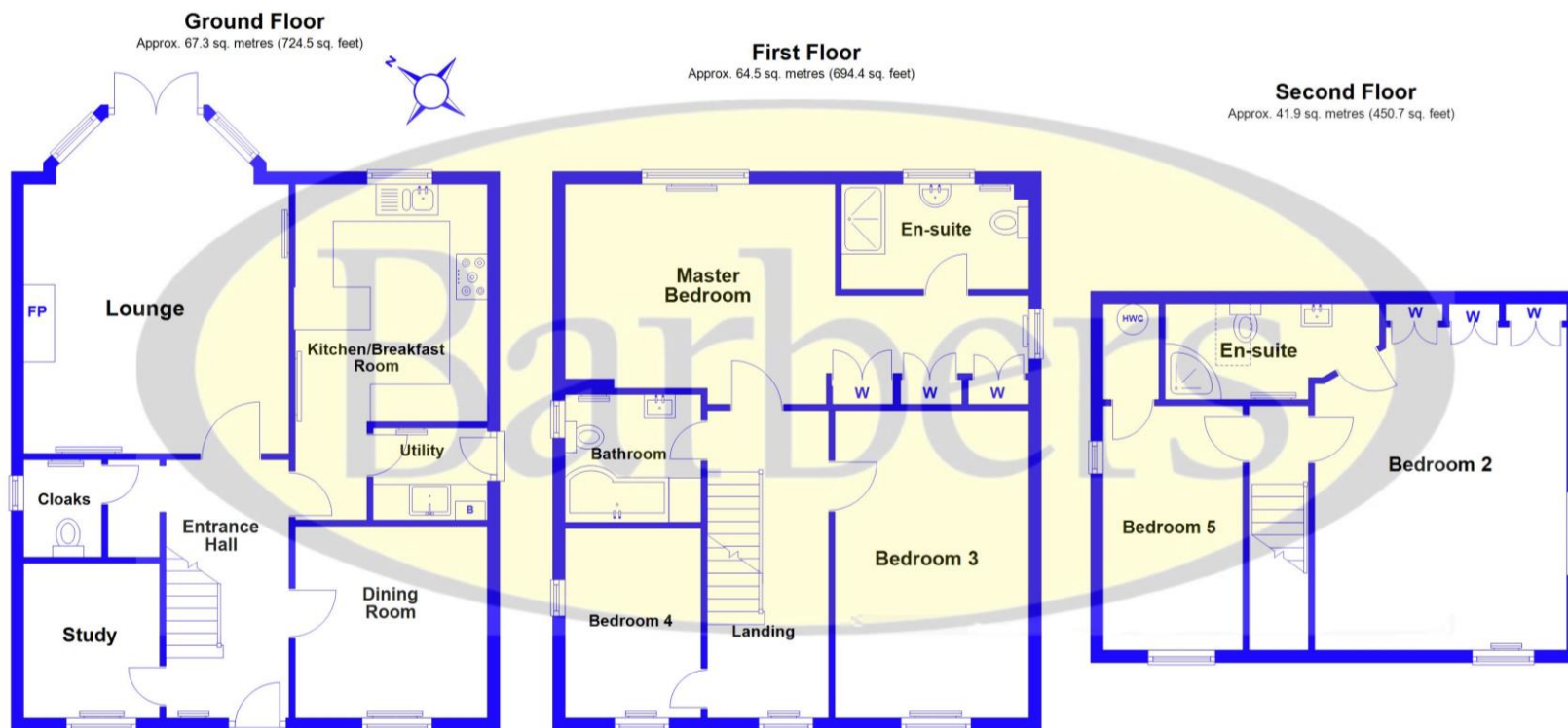
**BEDROOM FIVE** 13' 1" x 7' 5" (3.99m x 2.26m)

**FAMILY BATHROOM** 7' 4" x 6' 8" (2.24m x 2.03m)

**DOUBLE GARAGE** 17' 4" x 17' 2" (5.28m x 5.23m)



A copy of the full EPC is available upon request



This 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 dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software  
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**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 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.



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