



Helping *you* move



12 Greenfinch Close, Apley

Offered for sale with no upward chain, this four bedroom detached house provides well-proportioned family accommodation with both a garage and driveway parking. Conveniently located for shopping and education facilities.

Offers in the region of

£315,000

12 Greenfinch Close, Apley, Telford, Shropshire, TF1 6WF

Overview

- No Upward Chain
- Detached House
- Lounge, Dining Room
- Fitted Kitchen
- Cloakroom
- Master Bedroom with En-Suite
- Three further Double Bedrooms
- Family Bathroom
- Driveway Parking and Garage
- Enclosed Rear Garden
- Gas CH, Double Glazing
- Freehold. EPC D, Council Tax D



Location

Situated in the popular residential locality of Apley being served by a range of neighbourhood facilities and Primary School. Within close proximity of the local historical landmark and woodlands of Apley Castle Park. 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.

Brief Description

This nicely presented Detached House is entered via the front door, opening from the storm porch into a small hallway with stairs to the first floor. Off to the right is the front aspect lounge, a spacious room which extends beneath the stairs. A square archway opens to the dining room, with patio doors opening to the rear garden. The Kitchen is also located to the rear and has a range of fitted base and wall mounted units of cupboards and drawers with complementary working surfaces having an inset stainless sink unit, integrated mid-level oven, ceramic hob with extractor over and two rear aspect windows and courtesy door to the garden. Off the kitchen is a lobby, off which is the cloaks/WC, having two piece suite and window.

Stairs ascend to the first floor landing with access to loft storage space and useful



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airing cupboard. The Master Bedroom is a light and airy room with front aspect window, built-in wardrobes to one wall and door into the En-suite Shower Room. There are three further double Bedrooms, one of which has built-in over stairs storage, all sharing the family Bathroom, fitted with a white three piece suite. Internally, the property benefits from gas central heating and double glazing.

Externally, the property is approached over a tarmac paved driveway leading to the garage with up-and-over door, power, light and courtesy door into the internal lobby. The remainder of the front garden is mainly laid to lawn, with a stand of well maintained trimmed conifers. A side gated access leads into the fully enclosed rear garden which is mainly laid to lawn, with a paved patio seating area, mature borders of established shrubs and a useful timber shed.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band D (currently £2,014.41 for the year 2024/25)

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

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

DIRECTIONS

From the Princess Royal Hospital drive along Grainger Drive and take the first turning right onto Kingfisher Way, following the road around. Greenfinch Close is the fourth turning on the right, where the property can be found after a short distance, on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE35866.120624

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.

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 sq.m.) approx.
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All measurements quoted are approximate:

LOUNGE 12' 8" average (15'8" max) x 14' 6" (3.86m x 4.42m)

DINING ROOM 9' 9" x 8' 4" (2.97m x 2.54m)

KITCHEN 14' 5" x 8' 4" max (7'3" min) (4.39m x 2.54m)

CLOAKROOM/WC 4' 4" x 3' 9" (1.32m x 1.14m)

MASTER BEDROOM 10' 8" min (12'9" max) x 8' 9" min (11'11" max) (3.25m x 2.67m)

EN-SUITE 7' 1" x 4' 10" (2.16m x 1.47m)

BEDROOM TWO 12' 3" max (11'11" min) x 8' 6" (3.73m x 2.59m)

BEDROOM THREE 9' 10" x 8' 5" (3m x 2.57m)

BEDROOM FOUR 11' 0" max (8'5" min) x 7' 11" max (5'1" min) (3.35m x 2.41m)

L-SHAPED BATHROOM 8' 1" max (5'0") x 6' 2" max (2'6" min) (2.46m x 1.88m)

GARAGE 18' 11" x 8' 4" (5.77m x 2.54m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 221 200

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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 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.