



Helping *you* move



### 3 Raven Meadow, Apley

A very well presented Two Bedroom Semi-Detached House with two allocated parking spaces, within close proximity of the local nature reserve of Apley Woods.

**£235,000**  
Region

# 3 Raven Meadow, Apley, Telford, TF1 6AW

## Overview

- Semi-Detached House
- Lounge
- Kitchen / Diner
- Cloakroom, Bathroom
- Two Bedrooms
- Master En-suite
- Low Maintenance Rear Garden
- Two Allocated Parking Spaces
- Gas CH, Double Glazing
- Estate Service Charge Payable
- Freehold. EPC B. Council Tax B
- Currently tenanted



## Location

Situated in the popular residential locality of Apley being served by a range of neighbourhood facilities and Primary School and within close proximity of the local historical landmark and nature reserve 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 immaculately maintained and tastefully presented semi-detached House is entered from the front door into the through hallway with stairs rising to the first floor and cloakroom, with two piece suite off to the right. To the left is the front aspect kitchen/diner which features a walk in bay window and a comprehensive range of base and wall mounted units with complementary working surfaces. This room has an integrated fridge/freezer, four ring gas hob with extractor over and fan assisted oven beneath. There is space and plumbing provision for a slimline dishwasher and washing machine. To the rear of the house is a full width lounge, with French style patio doors opening to the garden and useful understairs storage cupboard.



To the first floor is the master bedroom which has a front aspect and en-suite shower room, also with window to the front. There is a useful over-stairs storage cupboard. The second bedroom is located to the rear of the house and is a further good sized double room. This is served by the main bathroom, with its modern white three piece suite. The accommodation has gas central heating and uPVC double glazing throughout.

Externally, to the front are two allocated parking spaces and a small shrub fore garden. The rear garden has been laid for low maintenance with a flagged patio area adjacent to the house, ornamental gravel with sleepers and a decked area to the bottom, to enjoy the sunshine throughout the day.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. There is an Estate Service charge payable to Alexander Faulkner Partnership which is currently £200 per annum. The property is currently tenanted, however, vacant possession can be given upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax B.

#### 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Shawburch roundabout take the A442 Queensway towards Leegomery and follow the road along, straight over the roundabout and then taking the first right hand turning into Sparrowhawk Way - follow the road around and take the first left into Peregrine Way, then right into Woodlark Grove, turning right at the end, then turn left into Raven Meadow - where the property will be found on the left hand side.

#### METHOD OF SALE

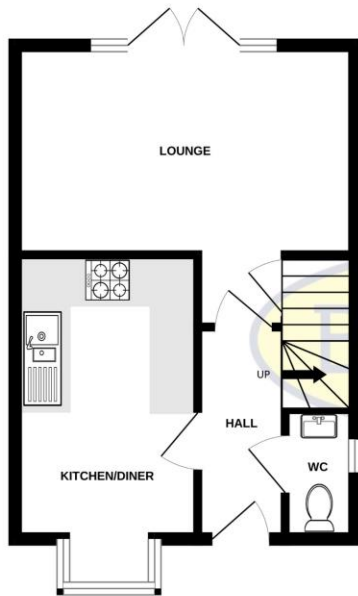
For Sale by Private Treaty.

Reference: WE36507.190924

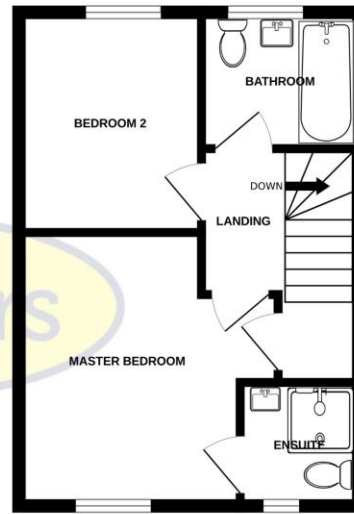
#### AML REGULATIONS

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  
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.  
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**ALL MEASUREMENTS QUOTED ARE APPROXIMATE:**

- LOUNGE** 14' 11" x 9' 2" (4.55m x 2.79m)
- CLOAKROOM** 5' 7" x 2' 9" (1.7m x 0.84m)
- KITCHEN / DINER** 12' 6" x 8' 0" (3.81m x 2.44m)
- MASTER BEDROOM** 12' 0" x 9' 8" (3.66m x 2.95m)
- EN-SUITE** 5' 5" x 5' 0" (1.65m x 1.52m)
- BEDROOM TWO** 9' 11" x 7' 11" (3.02m x 2.41m)
- BATHROOM** 6' 8" x 5' 11" (2.03m x 1.8m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## 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

1 Church Street, Wellington, Telford, TF1 1DD  
Tel: 01952 221 200  
Email: [wellington@barbers-online.co.uk](mailto:wellington@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.