



3 Brambling Close, Apley

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3 Brambling Close, Apley, Telford, Shropshire, TF1 6AP.

Offers in the Region of £565,000



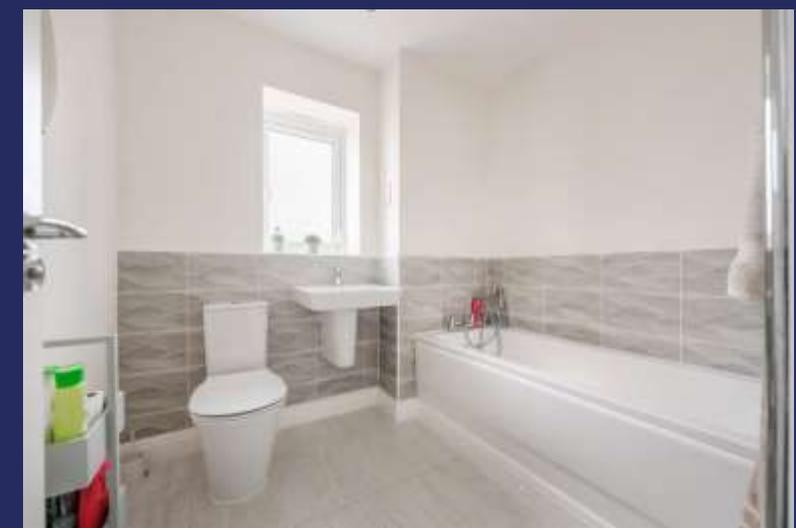
A beautifully presented, executive style Five Bedroom Detached House enjoying views over a delightful communal green area with established trees and edging Apley Wood Nature Reserve.

- Executive style Detached House with Double Garage
- Lounge, Dining Room, Study
- Breakfast Kitchen, Utility Room
- Two Bedrooms with En-suites
- Three further Bedrooms
- Ground floor Cloakroom, Bathroom
- Beautiful outlook to the fore, Gardens
- Gas CH, Double Glazing



Brief Description

An enviable outlook to the front completes the picturesque scene for this beautiful, executive style Detached House. Being well maintained and decorated throughout in neutral tones, the property provides spacious accommodation ideal for family occupation. A spacious Hall provides doors off to the ground floor rooms, flowing in an anti-clockwise direction you will find a cloakroom with two piece suite, Lounge with dual aspect to front and rear providing a light and airy feel to the room, feature gas fire with fireplace surround; glazed double doors open into the Dining Room, another light and airy room with windows and glazed French doors out to the rear garden. The beautiful Breakfast Kitchen is next and enjoys an excellent range of drawers, base and wall mounted units with complementary working surfaces, integrated dishwasher, fridge freezer, double oven and microwave, five ring gas hob and extractor over.





An opening continues into the Utility Room which again provides a good range of units and provision for appliances. The Study completes the ground floor accommodation. Stairs, with turns, ascend to the first floor Landing where you will find five Bedrooms in total – Bedrooms One and Two both benefit from En-suite Shower Rooms; there is a principal Bathroom with three piece suite. The accommodation benefits from gas central heating and double glazing.



Externally, the property is positioned on a corner plot with gardens to the front and rear. Driveway parking leads to the Double Garage. The rear garden is predominantly laid to lawn with established shrub borders and a lovely Summer House.



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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.

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 Shawbirch 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 and then first left into Brambling Close where the property is located on the left hand side.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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.

WE37158.210125

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LOUNGE 19' 0" x 11' 8" (5.79m x 3.56m)

DINING ROOM 10' 7" x 9' 9" (3.23m x 2.97m)

STUDY 10' 7" x 7' 5" (3.23m x 2.26m)

BREAKFAST KITCHEN 13' 6" x 12' 7" (4.11m x 3.84m)

UTILITY ROOM 10' 1" x 5' 7" (3.07m x 1.7m)

BEDROOM ONE 12' 0" x 10' 9" (3.66m x 3.28m) plus dressing area in addition

EN-SUITE 6' 5" x 4' 5" (1.96m x 1.35m)

BEDROOM TWO 10' 1" x 12' 2" (3.07m x 3.71m)

EN-SUITE 6' 5" x 4' 4" (1.96m x 1.32m)

BEDROOM THREE 9' 3" x 8' 5" (2.82m x 2.57m)

BEDROOM FOUR 9' 9" x 8' 4" (2.97m x 2.54m) plus door recess

BEDROOM FIVE 10' 8" x 7' 5" (3.25m x 2.26m)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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