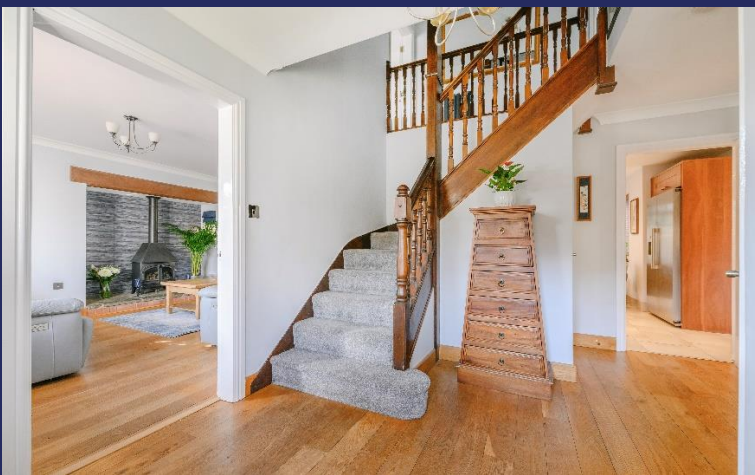




16 Merlin Coppice, Apley

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This stunning family home sits on a corner plot and is finished with a wealth of high specification improvements throughout, being a stylish six bedroom detached house, ideal for a growing family.

- Superbly appointed Executive style Detached House
- Full Depth Lounge with Inglenook Fireplace
- Dining Room, Generously Proportioned Conservatory
- Sympathetically Refitted Breakfast Kitchen, Utility Room
- Ground Floor Cloakroom/WC
- Master En-Suite Bedroom with Built-In Wardrobes
- Five Further Bedrooms, Two modern Shower Rooms
- Double Garage, Driveway, Attractive Gardens



### Brief Description

This stunning and exceptionally well presented Detached House sits on a large corner plot, having been meticulously maintained throughout and is presented with fresh decoration and new carpets, along with many other features including refitted bath and shower rooms as well as a high specification kitchen. The property is entered via the spacious large entrance hall, finished with oak floor, having stairs to the first floor landing, storage and cloakroom/WC. The oak flooring flows into the full depth lounge, which features a dual aspect to both the front and rear with a large inglenook fireplace housing a gas fired 'wood burner effect' stove. To the rear of the lounge is a large P-shaped conservatory, a fabulous space to enjoy the garden in all weathers. To the right of the hallway is the dining room, again, featuring oak flooring, with front aspect window – plenty spacious enough for a generous family dining table. Accessed from both the hallway and the conservatory, the modern breakfast kitchen (with similarly appointed utility room off to the right) is fitted with a comprehensive range of traditional styled base and wall mounted units with attractive hard wearing granite worksurfaces and tiled floor (all high specification appliances are available by separate negotiation). The utility room features a useful courtesy door to the rear garden.

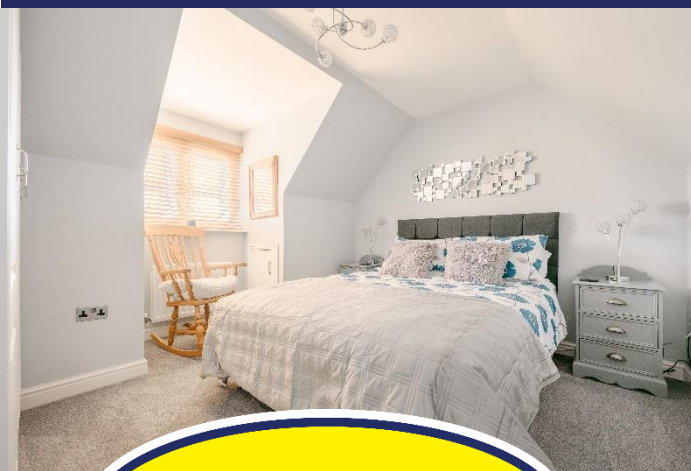
From the first floor landing access is gained into four of the six bedrooms. The master bedroom enjoys a front aspect, with fitted wardrobes to one wall and an upgraded en-suite bathroom. The other three double bedrooms (two with fitted wardrobes) on this floor share the refitted shower room, which features a large walk-in shower and wash basin/WC. To the second floor are the final two bedrooms, one being a generously proportioned double bedroom





with fitted wardrobes and access to the eaves storage and the final one being a large single bedroom, also with access to eaves storage space (currently used as an office). Both of these bedrooms enjoy the use of a further shower room.

Externally there are neatly maintained borders to the front and side filled with established specimen trees, shrubs and perennials, adjacent to the lawned area. A double width driveway, suitable for four cars leads to the detached double garage, with electric doors, power and light. There is additional parking space available, adjacent to the property and to the other side of the shared driveway. The fully enclosed landscaped rear garden is entered via a gateway between the main house and the garage, and is a particularly attractive feature of this home. There is a large, neatly maintained lawned area with several patio / seating spaces to enjoy the sunshine at different times of the day. Mature borders of established shrubs/trees and perennials surround the lawn, affording colour and privacy during the summer months.



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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 Princess Royal Hospital, traditional market Town of Wellington and the modern leisure and shopping facilities of Telford Town Centre; the M54 connects to the wider West Midlands Conurbation in the east and to the County Town of Shrewsbury in the west.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating C. The full energy performance certificate (EPC) is available for this property upon request.

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 and electricity are connected, and the property is heated by a mains gas fired central heating system. 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/>

DIRECTIONS

From The Princess Royal Hospital take the A5223 towards Whitchurch, then at the next roundabout, take the 3<sup>rd</sup> exit onto the A442 Queensway. Continue over the mini roundabout, then at the traffic lights, turn right into Peregrine Way. Follow the road round, taking the left hand turn into Pintail Drive, then left onto Eider Drive. Merlin Coppice can be found on the left hand side, with number 16 at the end of the cul-de-sac, marked by our for sale board.

LOCAL AUTHORITY

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

VIEWING

Contact 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)

METHOD OF SALE

For sale by Private Treaty.

WE35541.060325

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.

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

FULL DEPTH LOUNGE 20' 3" x 11' 3" *plus inglenook recess* (6.17m x 3.43m)

DINING ROOM 12' 8" x 10' 11" (3.86m x 3.33m)

BREAKFAST KITCHEN 12' 11" x 12' 9" *max* (3.94m x 3.89m)

UTILITY ROOM 8' 11" x 7' 2" (2.72m x 2.18m)

P-SHAPED CONSERVATORY 21' 0" *max* x 16' 10" *max* (8'7" *min*) (6.4m x 5.13m)

MASTER BEDROOM 12' 6" *to wardrobe fronts* x 11' 3" (3.81m x 3.43m)

EN-SUITE BATHROOM 7' 10" x 5' 6" (2.39m x 1.68m)

BEDROOM TWO 10' 5" x 9' 8" (3.18m x 2.95m)

BEDROOM THREE 9' 9" x 9' 3" *to wardrobe fronts* (2.97m x 2.82m)

BEDROOM FOUR 9' 7" *to wardrobe fronts* x 8' 8" (2.92m x 2.64m)

FAMILY SHOWER ROOM 12' 11" x 5' 7" (3.94m x 1.7m)

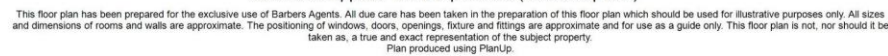
BEDROOM FIVE 9' 6" *plus window recess* x 9' 6" *to wardrobe fronts* (2.9m x 2.9m)

BEDROOM SIX 9' 6" *plus window recess* x 6' 0" *min* (2.9m x 1.83m)

SHOWER ROOM 5' 7" x 4' 10" (1.7m x 1.47m)

GARAGE 17' 9" x 17' 5" (5.41m x 5.31m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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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