



Helping *you* move



5 Curie Croft, Apley

A well maintained and attractively presented two bedroomed detached bungalow, with conservatory, garage and driveway parking in a convenient, popular locality.

Offers in the region of

£260,000

5 Curie Croft, Apley, Telford, Shropshire, TF1 6DP

Overview

- Available with NO UPWARD CHAIN
- Detached Bungalow
- Well Presented Throughout
- Lounge/Diner, Conservatory
- Fitted Breakfast Kitchen
- Modern Shower Room
- Two Bedrooms with Wardrobes
- Delightful Gardens
- Garage and Driveway Parking
- Cul-de-sac Location
- Gas CH. uPVC DG
- Freehold. EPC TBC. Council Tax C



Location

Situated on a relatively small cul-de-sac in the popular residential locality of Apley, the property is served by a range of neighbourhood facilities and a Primary School, located less than two miles from the larger town of Wellington with its bus and train stations, larger array of shops and amenities and link to the M54. Within close proximity of the local historical landmark and woodlands of Apley Castle Park. An excellent road network links the property to the modern leisure and shopping facilities of Telford Town Centre and the Princess Royal Hospital.

Brief Description

This well maintained and attractively presented detached bungalow is offered for sale with no upward chain.

Entered from the front, the entrance door opens into a small hallway which, in turn, opens into the through Lounge. This room has a wide front aspect window and features an Adams style fire surround with inset electric fire.

The fitted breakfast kitchen has a comprehensive range of base and wall mounted units with contrasting working surfaces and complementary tiling. There is an inset sink unit and integrated hob with fan oven below as well as space for an under counter fridge and space and plumbing provision for a washing machine. A window and door open into the conservatory which has delightful views over the rear garden. Bedroom one is a good sized double bedroom which overlooks the rear garden and benefits



from fitted wardrobes to one wall. Bedroom two has a front aspect, with a built-in double width wardrobe having mirrored sliding doors and an airing cupboard housing the hot water cylinder. The fully tiled modern shower room has a white suite with side aspect window. The accommodation also benefits from gas central heating and double glazing.

Externally, the Bungalow is approached over a tarmacadamed driveway leading to the attached garage which has a roller shutter door, power, light and rear aspect courtesy door to the garden. The gas boiler is located on the wall inside the garage. The remainder of the front garden is laid to lawn with specimen trees. A wrought iron gate provides pedestrian access into the fully enclosed rear garden which is a most delightful feature of the property and has a generous flagged patio with seating space to enjoy the sunshine at different times of the day, a raised lawn, flower borders, timber storage shed as well as a potting 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 C (currently £1,897.13 for the year 2025/26)

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 roundabout, take the exit onto Grainger Drive, towards Hadley/Leegomery. Take the second exit to the left, into Teresa Way, then second turning on the left into Curie Croft, where the bungalow will be found after a short distance on the left hand side.

METHOD OF SALE

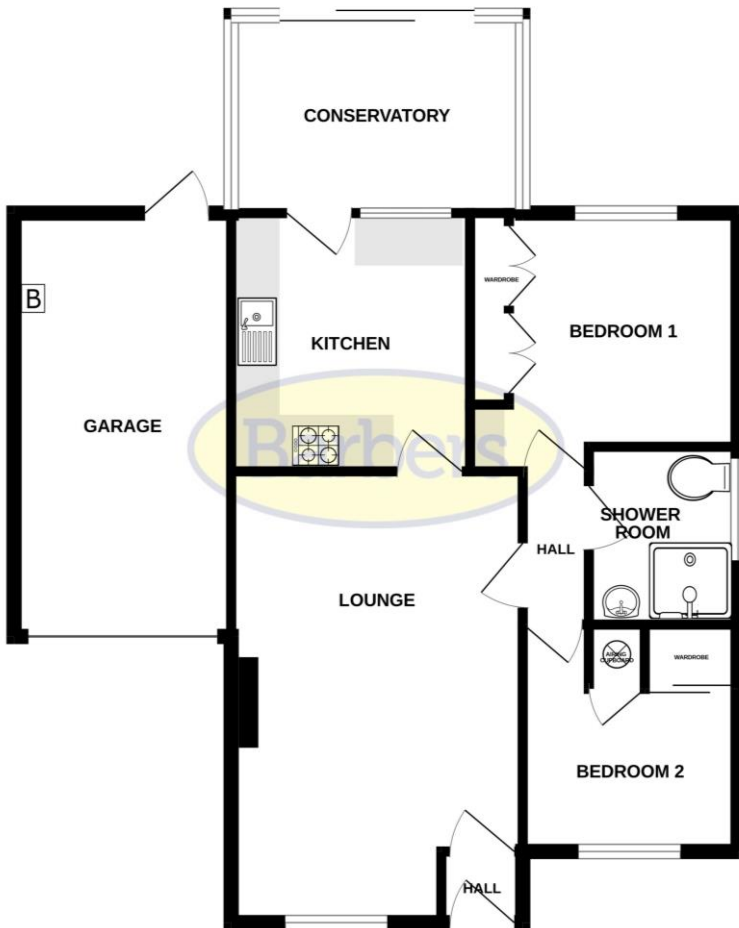
For Sale by Private Treaty.

WE37829.280425

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.

GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) approx.
Made with Metropix ©2025

All measurements quoted are approximate:

LOUNGE 18' 4" x 11' 0" both max (5.59m x 3.35m)

KITCHEN 10' 0" x 9' 2" (3.05m x 2.79m)

CONSERVATORY 11' 1" x 7' 8" (3.38m x 2.34m)

BEDROOM ONE 10' 3" x 9' 0" (3.12m x 2.74m)

BEDROOM TWO 8' 6" x 6' 3" to wardrobe fronts
(2.59m x 1.91m)

SHOWER ROOM 6' 6" x 5' 10" (1.98m x 1.78m)

GARAGE 16' 0" x 8' 3" (4.88m x 2.51m)

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

AWAITING
EPC

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Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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Email: 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.