



Helping *you* move



68 Kingfisher Way, Apley

This lovely Four Bedroom Detached House provides attractively presented, spacious accommodation throughout and benefits from a double Garage and excellent driveway parking. Fantastic location for access to education facilities, Princess Royal Hospital and the traditional market town of Wellington.

Offers in the Region of

£425,000

68 Kingfisher Way, Apley, Telford, Shropshire, TF1 6WG.

Overview

- Attractive Detached House
- Lounge with Orangery off
- Dining Room, Cloakroom
- Breakfast Kitchen
- Main Bedroom with Balcony
- Three further Bedrooms
- En-suite, Bathroom
- Beautiful Gardens
- Double Garage and Driveway
- Gas CH, Double Glazing
- EPC tbc, Council Tax E



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 property are 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 attractive Detached House has been improved and extended over the years to provide a lovely space for the growing family. Entering through the Canopy Porch to the Entrance Hall - off to the left is the Dining Room with a lovely walk-in bay window overlooking the front. The Lounge has been extended, and provides a light and airy space with two windows providing dual side access and sliding patio doors leading into the Orangery with stunning lantern roof. The Breakfast Kitchen provides a good range of drawers, base and wall mounted units with complementary working surfaces with inset 1.5 bowl sink unit with window overlooking the rear garden, space and provision for a dishwasher and cooker with fitted extractor over; there is a useful utility style area with space for an upright fridge / freezer and washing machine, window and half glazed stable door provide access to the side. A modern guest Cloakroom completes the ground floor accommodation.



Stairs ascend to the first floor Landing with airing cupboard and access to loft space. Bedroom One has a built-in wardrobe with mirror sliding doors, glazed French doors open to the balustraded Balcony providing a fantastic spot to relax; a door from the Bedroom opens into the En-suite Shower Room with modern suite. There are three further Bedrooms, each benefitting from built-in wardrobes. The principal Bathroom has a white three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a generous block paved driveway providing parking for multiple vehicles and leading to the double garage with electric up and over door - there is an internal pedestrian door to the Hall. Attractive front and side borders; a gate provides access through to the rear garden, a particularly beautiful feature of the property, with generous patio area, neat lawned garden with stunning borders containing a variety of shrubs for year round colour; slate areas with inset stepping stones and pathways linking each area and further abundantly stocked borders.



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 E.

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

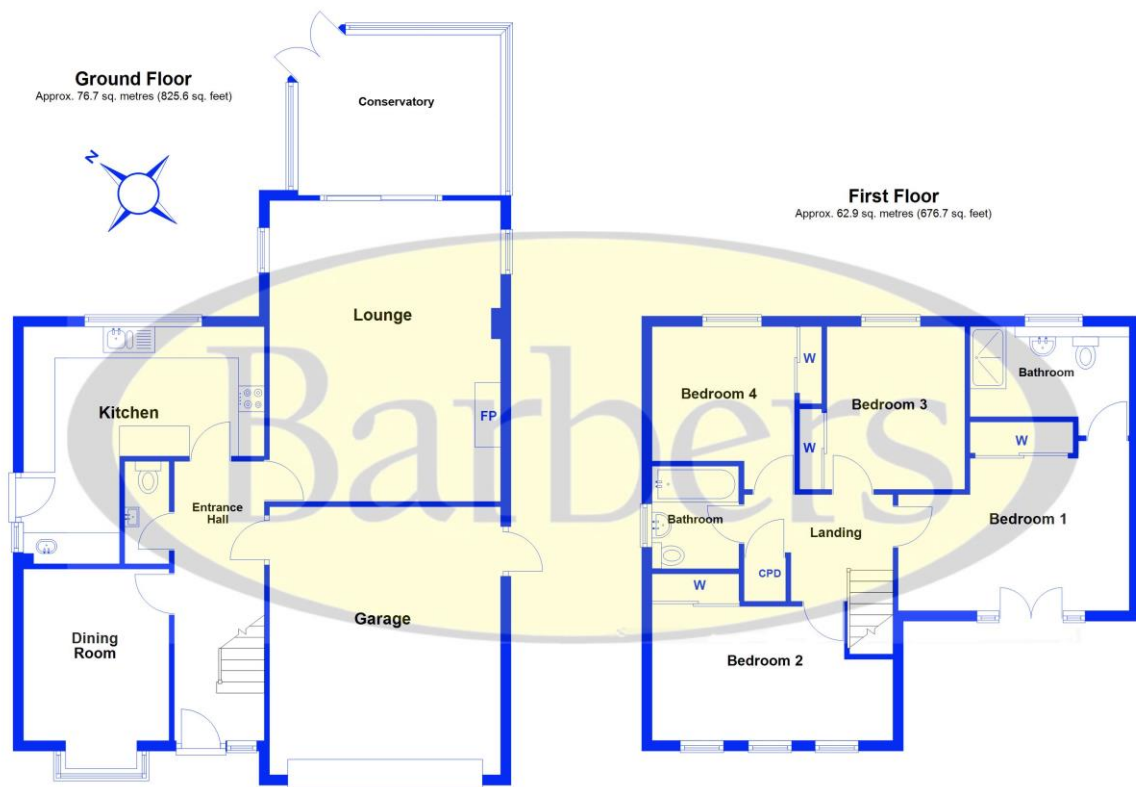
From the Princess Royal Hospital roundabout drive along Grainger Drive and take the first turning right into Kingfisher Way - the property is found immediately on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE38560.050825

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.



This floor plan has been prepared for the exclusive use of Barbers Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

68 Kingfisher Way, Apley, Telford

All measurements quoted are approximate:

DINING ROOM 10' 9" x 8' 6" (3.28m x 2.59m) plus bay in addition
LOUNGE 19' 1" x 14' 7" (5.82m x 4.44m)
ORANGERY 14' 2" x 10' 1" (4.32m x 3.07m)
BREAKFAST KITCHEN 15' 3" x 8' 2" (4.65m x 2.49m) plus utility recess in addition
CLOAKROOM 6' 3" x 2' 8" (1.91m x 0.81m)
BEDROOM ONE 15' 6" x 9' 9" (4.72m x 2.97m) max.
EN-SUITE 10' 3" x 5' 0" (3.12m x 1.52m)
BEDROOM TWO 14' 9" x 8' 5" (4.5m x 2.57m)
BEDROOM THREE 10' 4" x 8' 7" (3.15m x 2.62m)
BEDROOM FOUR 9' 10" x 8' 5" (3m x 2.57m) max.
BATHROOM 6' 9" x 5' 5" (2.06m x 1.65m)
DOUBLE GARAGE 17' 1" x 15' 9" (5.21m x 4.8m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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



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