



Kingfisher Way Apley Telford TF1 6WG

Offers in the Region Of
£425,000

If you are looking for a detached 4 bed in a great location, then this is the one you must view! Fall in love with this beautiful home that has been immaculately cared for inside and out. Standing in its own grounds with surrounding brick walled gardens and mature hedges, large lawned areas and gravel beds with well stocked established bushes and shrubs and plenty of potential. Large garage and driveway parking. Apley is an excellent area to live close to the market town of Wellington, with easy access to beautiful walks, and all major road and rail networks. Excellent schools, nurseries and hospital close by. Four excellent sized bedrooms all with good sized fitted wardrobes, well-appointed utility and kitchen breakfast room, spacious and relaxing lounge, separate dining room, downstairs w/c and gorgeous bathrooms upstairs. Perfect! Viewing highly recommended to make this home yours! No chain EPC D AND CTAX E

- Quality throughout this immaculate and beautifully presented home
- Utility, kitchen breakfast room and downstairs w.c
- Light and spacious lounge
- Separate dining room
- Master bedroom with fitted wardrobe, ensuite and balcony
- Three further double bedrooms all with fitted wardrobes
- Luxury bathroom
- Beautiful gardens

APPROACH AND AREA

Set in the beautiful and popular area of Apley with its pretty woodland areas. Apley Woods is a local conservation area. There is a bridal path to the rear of the property, ideal for a stroll or exercising our four-legged friends. Apley Pool and other excellent facilities are nearby, including excellent private and mainstream schools, nurseries, the Princess Royal Hospital and the market town of Wellington with its thriving Arts centre and the renowned Orbit cinema. Excellent transport links with easy access to the local train station and M54 motorway taking you to the M6 and beyond.

This is a stunning house with attractive brickwork, highlighted accents over feature windows and arches, shaped roof with tiling on two levels. There are patio doors off a balcony on the upper floor belonging to the main bedroom. Ample driveway parking and large garage with a graveled area to the side with gated access to the rear garden side. Well stocked borders with colorful mature bushes and shrubs. Surrounding brick wall and mature hedges. Front lawn with established cherry blossom tree, box hedging, steps to a separate arched feature gateway to a beautiful good sized rear garden. The property is entered via the storm porch with half glazed door and side glazed panel and outside light. Now step inside.

Entrance Hallway

Bright hallway has stairs with white balustrades taking you to the upper accommodation. Radiator, light fittings, understairs storage housing the alarm panel, door to a large integral garage, space for hallway table, cabinet and access to all the lovely rooms.

Dining Room 11' 1" x 8' 7" (3.38m x 2.61m)

with coving to ceiling, light fittings, box bay window, radiator.

Kitchen/Breakfast Room 8' 4" x 15' 5" (2.54m x 4.70m)

Fully glazed panel door leads to beautiful kitchen with excellent open views to the rear garden and beyond through a large, glazed window, plenty of natural light. Extensive range of cream wall units and cupboards with dark marble effect work tops, spotlights and inset lighting, feature lights over windows and attractive matching floor finish. Integral appliances large gas hob with extractor hood, eye level oven, fridge freezer and dishwasher. Plenty of space for a table and chairs.

Utility room 6' 4" x 5' 4" (1.93m x 1.62m)

With stable door to rear garden, window, matching cream wall units, cupboards with dark marble effect work top, attractive tiling. Single drainer sink unit and fitted washing machine. Attractive floor finish.



Lounge 12' 1" x 14' 10" (3.68m x 4.52m)

Large bay window with radiator under, overlooking the delightful rear gardens with open views, ceiling coving, centre light fitting with feature cornice and attractive fireplace and 2nd radiator. Just a lovely spacious and calming room.

Ground floor w.c

With beech colour unit housing w.c. and giving shelf, white sink unit, attractive white tiling with feature border and scattered matching tiles throughout. Ladder style radiator, attractive flooring. Extractor fan.

Hall stairs and landing

With airing cupboard and doors to the well-appointed bedrooms. Also, for extra storage we have a boarded loft space with drop down ladder, lighting.

Bedroom 1 9' 11" x 15' 8" (3.02m x 4.77m)

Gorgeous room with fitted double wardrobe, centre light fitting with fan, radiator, double door balcony overlooking the front of the house, door to en-suite.

En-suite

with large, impressive walk-in shower, vanity units, housing white sink and w.c and giving extra storage, window, shaver socket, inset mirrored lighting, tiled flooring. Heated Towel Radiator. Extractor fan.

Bedroom 2 8' 6" x 15' 1" (2.59m x 4.59m)

Very attractive light room with three feature windows and fitted double wardrobe. Overlooks the front of the property. Radiator and light fitting.

Bedroom 3 10' 6" x 8' 9" (3.20m x 2.66m)

Good size with centre light fitting, fitted double wardrobe, window overlooking rear garden with open views. Radiator.

Bedroom 4 8' 6" x 9' 0" (2.59m x 2.74m)

Currently used as a study with window overlooking rear garden and with open views, fitted double wardrobe, radiator and light fitting.

Family Bathroom

Very stylish with oak style units housing the white sink and toilet giving plenty of storage and an open display shelf, window, shaving point, extractor fan, white bath with shower over, glazed bath screen, ladder radiator towel rail, fully tiled to bath wall and half tiled on others, attractive floor tiling and ceiling coving.

Gardens

These are a feature of the property and are immaculately maintained. We have brick walls and box hedging, screened by mature trees, established bushes and shrubs. Pathways, graveled areas, patio area and oh, a large garden shed too in excellent condition! Delightful. There are two gates; one to the front of the property through a feature brick archway and the other to the side of the property which takes you to an extensive maintenance free decorative graveled area. Also a useful picket fence enclosing a recently laid patio area allows a little one or a four-legged friend to have their own little piece of heaven. A large 10' x 8' wooden shed in excellent condition offering exceptional storage space, is also included.

Garage 17' 6" x 14' 10" (5.33m x 4.52m)

A large garage which will give you plenty of space to make it bespoke to you. Treated sealed flooring, multiple electric sockets and direct access from the hall. Electric up and over door and gas central heating boiler which has been fully maintained under the British Gas care scheme. So, with a large driveway and plenty of parking, you should get two cars in the garage



Energy performance certificate (EPC)

74 Kingfisher Way
Apley
TELFORD
TF1 6WG

Energy rating

D

Valid until:

6 February 2033

Certificate number:

0037-2822-9200-0546-3206

Property type

Detached house

Total floor area

123 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		