MILLER EVANS

SHREWSBURY'S ESTATE AGENT

14 Castle Gardens, Apley, Telford, TF1 6AE

Offers in the Region of £379,750

To view this property please call us on **01743 236 800** Ref: C7749/WM/KQ/lrd

A well appointed and beautifully presented link-detached four bedroom family home.

This four bedroom link-detached family home provides spacious and well presented accommodation, briefly comprising; entrance hall, cloakroom, dining room/study, living room, kitchen/breakfast room, master bedroom with en suite shower room, three further bedrooms and bathroom. Garage and parking. Enclosed, well maintained gardens.

The property is part of a small development of properties in what was once the kitchen garden of Apley Castle, located in a highly desirable area on the northern edge of Telford, close to good local amenities and main road networks.

INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM
Wash hand basin, wc

DINING ROOM /STUDY
7'2" x 11'6" (2.18m x 3.50m)
Bay window to the front

LIVING ROOM
14'6" x 11'6" (4.43m x 3.50m)
French doors to rear garden

KITCHEN / BREAKFAST ROOM
13'2" x 10'2" (4.01m x 3.10m)
Range of matching wall and base units
Integrated fridge/frezer and dishwasher
Range style cooker
Door to garage.

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

MASTER BEDROOM
11'11" x 11'11" (3.63m x 3.62m)
Built in wardrobe with sliding doors

EN SUITE SHOWER ROOM
Shower cubicle
Wash hand basin, wc

BEDROOM 2
11'11" x 6'7" (3.63m x 2.00m)
Built in wardrobe with sliding doors

BEDROOM 3
12'10" x 9'4" (3.91m x 2.85m)
Door to eaves storage

BEDROOM 4
9'9" x 10'0" (2.97m x 3.06m)

BATHROOM
Panelled bath with shower over
Wash hand basin, wc

OUTSIDE THE PROPERTY

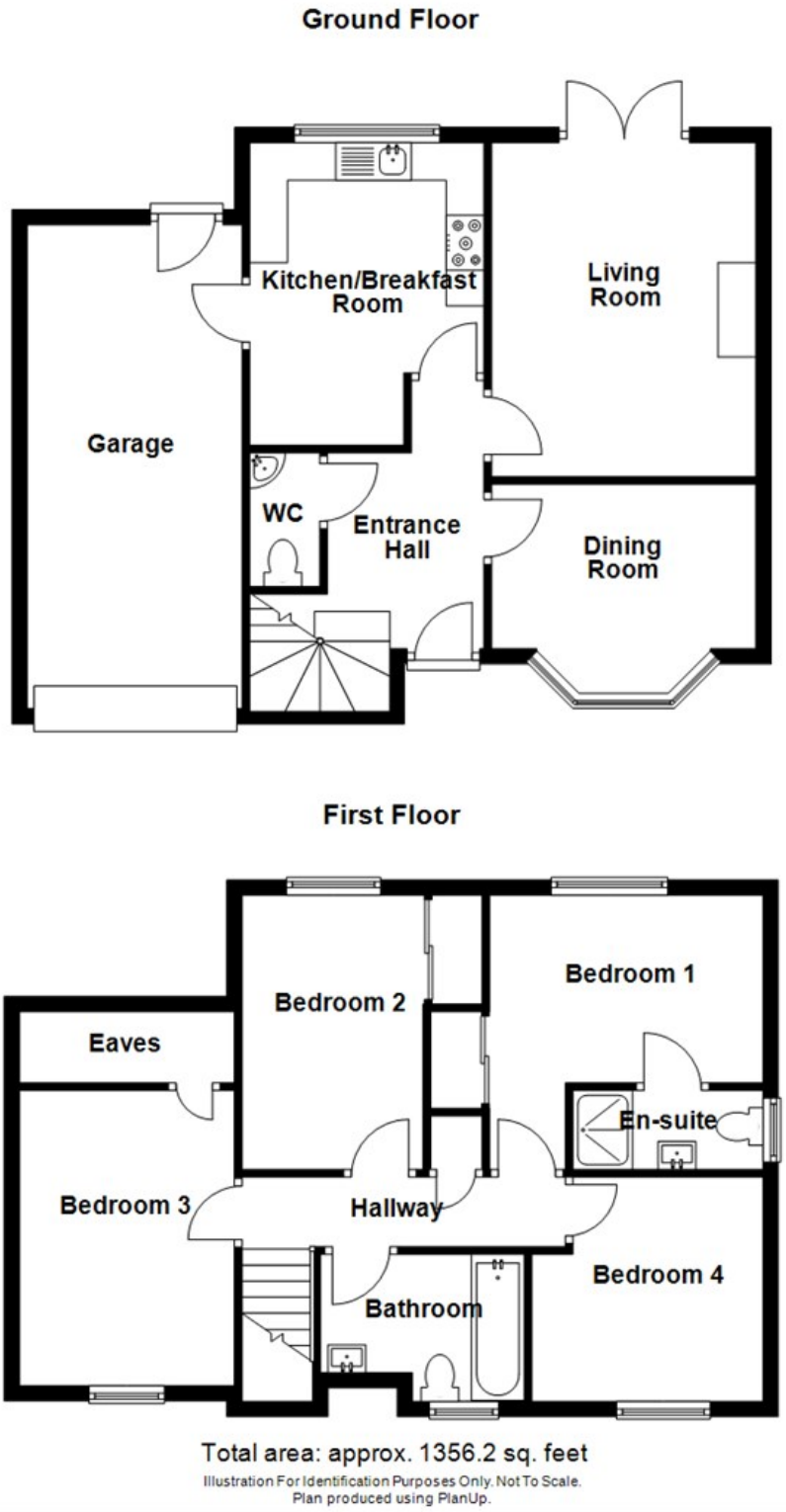
GARAGE
Up and over door
Utility area to the rear
Door to kitchen and garden.

The property is approached over paviour forecourt providing parking and access to the garage. Paved path leading to reception area, flanked by front garden laid to lawn with shrub beds and borders. Electric car charging point.

Enclosed REAR GARDEN laid mainly to lawn with large paved patio providing ideal entertaining space, with shrub borders. Outside water tap.

Please note: This property may be subject to additional management service charges.

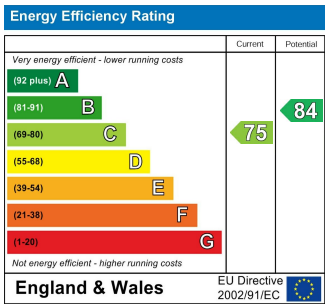
FLOOR PLANS ...

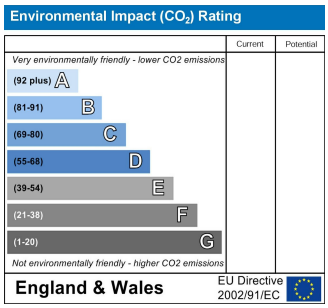

Ground Floor
Kitchen/Breakfast Room
Living Room
Garage
WC
Entrance Hall
Dining Room
First Floor
Bedroom 2
Bedroom 1
Eaves
En-suite
Bedroom 3
Hallway
Bedroom 4
Bathroom
Total area: approx. 1356.2 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A5 and onto the M54 towards Telford. Exit on Junction 6 following signs for Telford. Take the first exit and proceed past Wrekin Retail Park. At the next island, take the second exit onto Whitchurch Drive. Follow Whitchurch Drive, passing Princess Royal Hospital. Turn right (Signposted to Severn Hospice). Follow the road onto Apley Castle and turn right onto Castle Gardens, where the property will be found.

HOW ENERGY EFFICIENT IS THIS PROPERTY?





SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Telford & Wrekin Council
Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted,but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

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4 The Square,
Church Stretton SY6 6DA
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