



6 Dalby Close, Apley - TF1 6FJ

£400,000 Freehold

Council Tax band: E

EPC Rating: D

Tenure: Freehold





*** NO CHAIN ***

Coleman Estates have great pleasure in offering for sale this expansive, detached family home, nestled in a peaceful cul-de-sac in the leafy suburb of Apley.

Within walking distance of the Princess Royal hospital and the market town of Wellington, which has a GP surgery, a range of shops and supermarkets, a covered market and a train station. There is a good choice of nurseries, primary and secondary schools in and around the town, as well as Telford College, making this property ideal for families with children of all ages. For lovely family walks, the historic Apley Woods are just a few minutes' walk away. The property is very well-connected by major road links, such as the A442 and M54, for fast access to The West Midlands and beyond.

Standing well back from the road behind a neat front lawn, the property benefits from generous driveway parking and a DOUBLE GARAGE.

Accommodation is light, bright and airy, has been decorated in neutral tones throughout and is arranged as follows: a useful porch, which opens into a good-sized hallway with practical tiled flooring. To the right of this is a very generous lounge, with fireplace and bay window. Butler doors lead into a dining room, with ample space for family meals and entertaining and two sets of glazed doors into a larger-than-average conservatory, for further lounging and entertaining space and a link with the rear garden. A door at the opposite side of the room lends convenient access back into the hallway. The kitchen is adjacent to the dining room and has plenty of base and wall units in a pretty sage green colour, fitted oven, hob and extractor and views of the rear garden. A separate utility room houses the white goods and frees-up kitchen space and handy cloakroom completes the ground floor.

Stairs from the hall rise to the first floor, where there are FIVE BEDROOMS – four doubles and a single – the master with white fitted cabinetry and boasting an en-suite shower room. The remaining bedrooms are served by the family bathroom, which comprises a white suite of P-shaped bath with shower over, basin and WC.

To the rear of the house is a garden, made up of a lawn, patio and decked area.

Ready to move straight into, with plenty of room for everyone and close to everything the modern family could ever need!



Lounge

16' 10" x 11' 11" (5.13m x 3.63m)

Dining Room

17' 9" x 11' 1" (5.42m x 3.39m)

Conservatory

17' 5" x 9' 11" (5.31m x 3.01m)

Kitchen

12' 11" x 12' 10" (3.94m x 3.90m)

Utility

9' 3" x 5' 4" (2.81m x 1.62m)

Master Bedroom

15' 10" x 11' 11" (4.83m x 3.63m)

En-suite

Bedroom Two

12' 1" x 11' 11" (3.68m x 3.63m)

Bedroom Three

10' 11" x 8' 1" (3.32m x 2.47m)

Bedroom Four

10' 6" x 7' 8" (3.19m x 2.34m)

Bedroom Five

8' 0" x 7' 8" (2.44m x 2.34m)

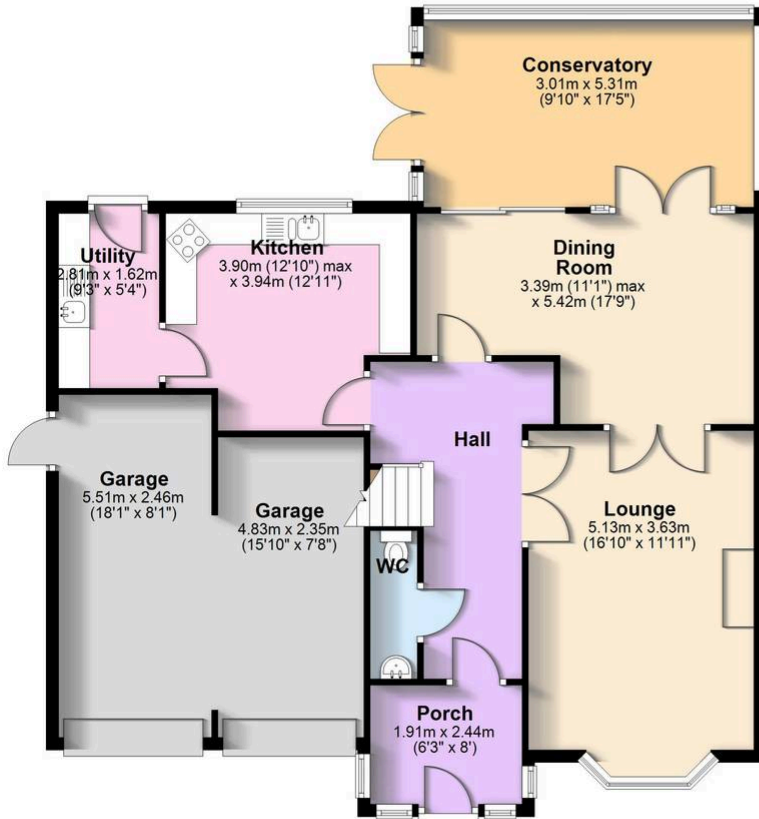
Bathroom

8' 1" x 6' 10" (2.47m x 2.08m)



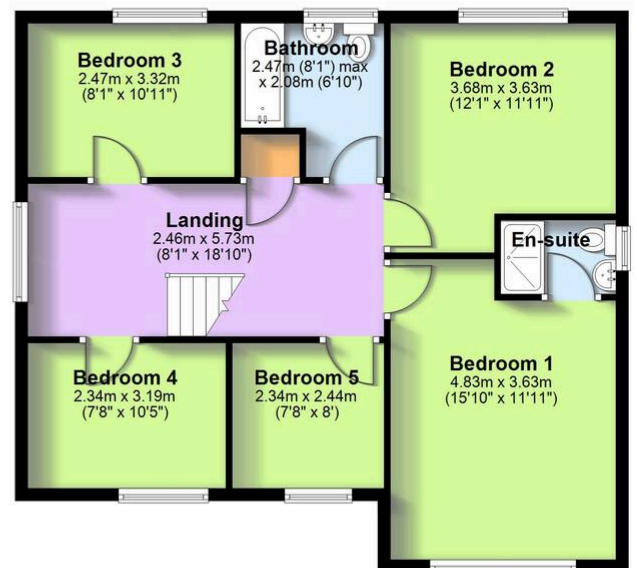
Ground Floor

Approx. 117.1 sq. metres (1260.3 sq. feet)



First Floor

Approx. 74.4 sq. metres (800.7 sq. feet)



Total area: approx. 191.5 sq. metres (2061.0 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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