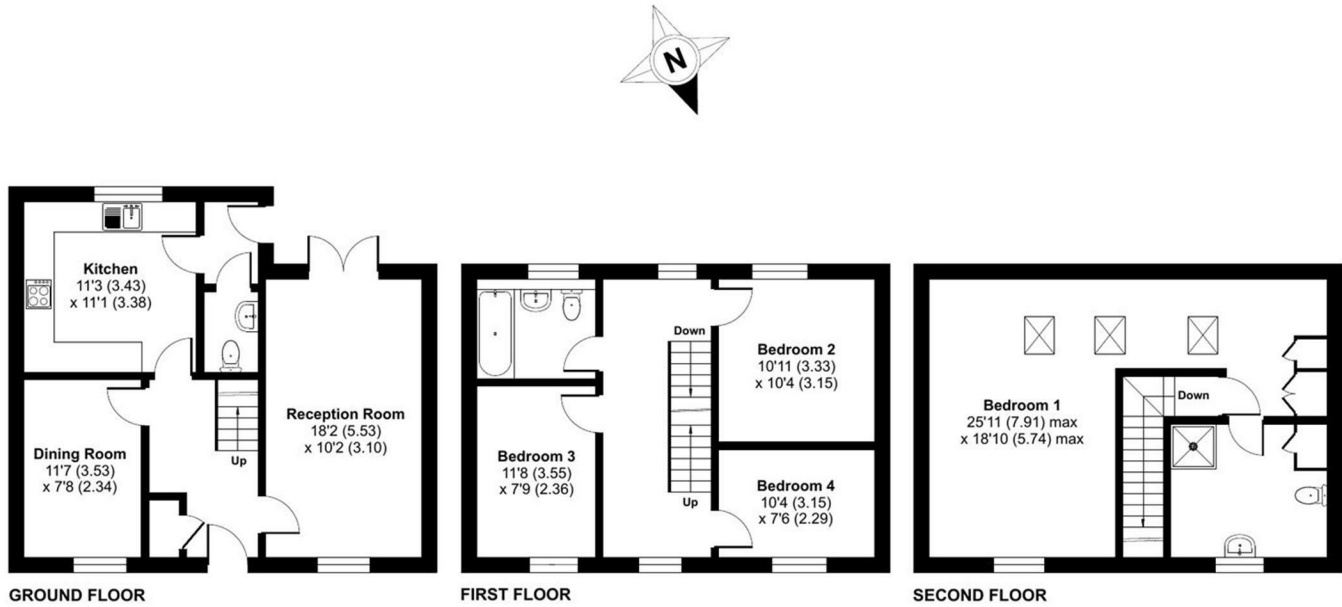


FOR SALE

66 Shoveller Drive, Apley, Telford, TF1 6GQ

Approximate Area = 1489 sq ft / 138.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2026. Produced for Halls. REF: 1432307

Halls

FOR SALE

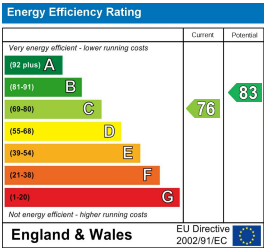
Offers in the region of £280,000

66 Shoveller Drive, Apley, Telford, TF1 6GQ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A spacious and well-arranged four double bedroom townhouse set over three floors, offering flexible family living and a pleasant outlook over a green wooded area. Featuring a generous lounge, versatile second reception/dining room, and an impressive top floor principal suite, the property also benefits from a garage and rear parking, all within easy reach of the Princess Royal Hospital, Wellington and the M54.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



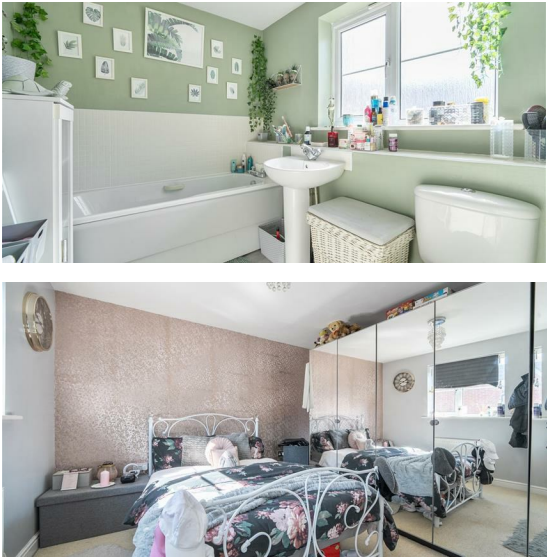
IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


2 Reception
Room/s


4 Bedroom/s


2 Bath/Shower
Room/s





- Four Double Bedrooms
- Flexible Three-Storey Layout
- Versatile Second Reception Room
- Principal Suite with En-Suite
- Garage with Parking
- Close to Princess Royal Hospital

DESCRIPTION
This spacious four double bedroom townhouse offers well-balanced accommodation across three floors, providing flexible living space ideally suited to modern family life.

The ground floor is both practical and versatile, featuring a generous lounge with ample space for everyday living and entertaining. In addition, there is a separate dining room which can easily be used as a second reception room, playroom or home office, depending on individual requirements. To the rear, the kitchen/breakfast room provides a more informal space for day-to-day dining and family use. A downstairs W.C. completes the ground floor.

To the first floor, there are three well-proportioned double bedrooms, each offering comfortable accommodation with space for a range of furniture. The family bathroom serves this floor, making it ideal for growing families or those needing additional bedroom or workspace options.

Occupying the entire second floor, the principal suite provides a sense of privacy away from the rest of the home. This space includes a good-sized bedroom, built-in wardrobes, a dressing area and a private en-suite shower room, creating a practical and comfortable main bedroom.

Outside, the property benefits from an enclosed rear garden, with a patio area providing space for outdoor seating and informal entertaining. The garden leads directly to the garage and rear parking area, offering added convenience.

The property enjoys a pleasant position with an outlook over a green, wooded area, giving a more open feel to the setting. It is well located for local amenities, within easy reach of the Princess Royal Hospital, approximately two miles from Wellington town centre, and with good access to the M54 motorway.

LOCATION
Situating in the Apley area of Telford, this home is well positioned for families, commuters, and access to local amenities. #

Apley Wood Primary Academy is within walking distance, with secondary schools such as Charlton School nearby.

The area offers a range of shopping, dining, and leisure options, as well as restaurants and cafés in nearby Wellington, which is approximately 2 miles from the property. Outdoor enthusiasts will also appreciate local parks and walking routes.

Excellent transport links include quick access to the M54 motorway and regular bus routes, with Princess Royal Hospital just a short drive away. Wellington railway station is also conveniently close, providing easy connections to the wider region.

- ROOMS**
- GROUND FLOOR
 - ENTRANCE HALL
 - LOUNGE
 - DINING ROOM
 - KITCHEN/BREAKFAST ROOM

- W.C.**
- FIRST FLOOR
 - BEDROOM TWO
 - BEDROOM THREE
 - BEDROOM FOUR
 - BATHROOM
 - BEDROOM ONE
 - EN-SUITE
 - EXTERNAL
 - GARDEN
 - GARAGE
 - LOCAL AUTHORITY
Telford and Wrekin Council.
 - COUNCIL TAX
Council Tax Band: C
 - TENURE AND POSSESSION
Freehold with vacant possession on completion.
 - VIEWINGS
Strictly by appointment with the selling agent.
 - What 3 Words
///downsize.clays.grabs
 - ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering

checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.