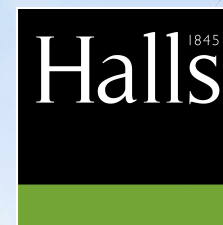
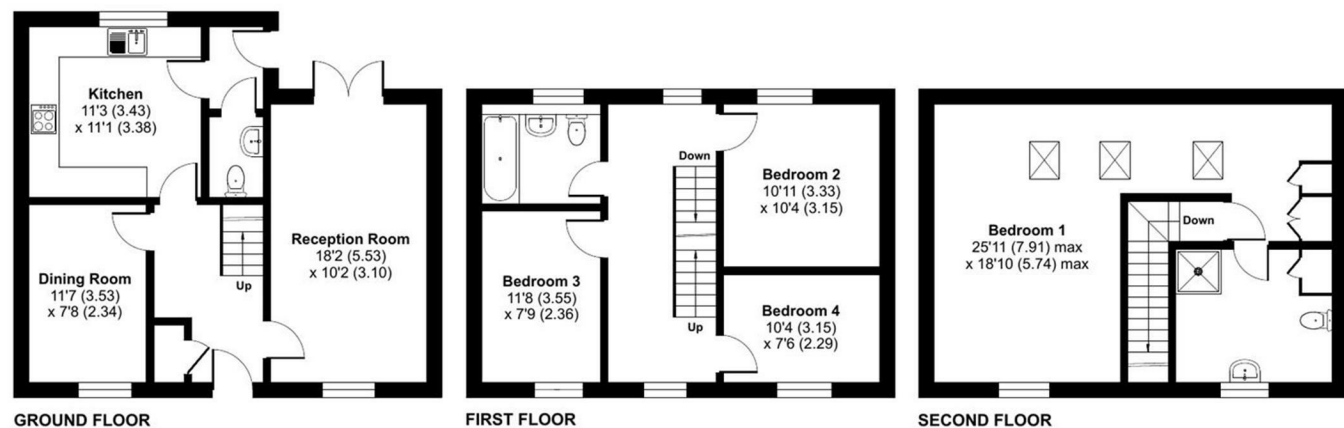


FOR SALE

66 Shoveller Drive, Apley, Telford, TF1 6GQ



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



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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



FOR SALE

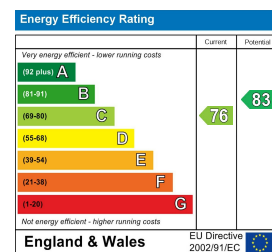
Offers in the region of £290,000

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@hallsgb.com



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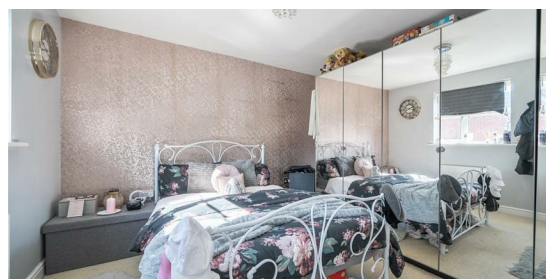
2 Reception Room/s



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

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

Situated 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, including Apley Farm Shop and The Apley Kitchen Café, 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.