



Helping *you* move



## 8 Greenfinch Close, Apley

A desirable four-bedroom detached home featuring spacious living areas, an en-suite, conservatory, driveway and a private garden. Conveniently located for neighbourhood amenities and education facilities.

Offers in the Region of  
**£330,000**

# 8 Greenfinch Close, Apley, Telford, TF1 6FY

## Overview

- Detached House
- Lounge, Dining Room
- P Shaped Conservatory
- Cloakroom
- Breakfast Kitchen
- Four Bedrooms
- En-suite Shower Room, Bathroom
- Garage, Driveway Parking
- Gardens
- Gas CH, Double Glazing
- EPC D, Council Tax D



## Location

Situated in the popular residential locality of Apley being served by a range of neighbourhood facilities and Primary School. Within close proximity of the property are the local historical landmark and woodlands of Apley Castle Park. An excellent road network links the property to the traditional market Town of Wellington and the modern leisure and shopping facilities of Telford Town Centre and the Princess Royal Hospital.

## Brief Description

A welcoming four-bedroom detached home, this property is approached via a recessed porch, where the front door opens into an inner hallway with stairs rising to the first floor. From here, a door leads into the lounge, a bright and comfortable space featuring a fireplace and a bay window overlooking the front. The lounge flows through to the dining room, which in turn connects to the kitchen. The kitchen is fitted with a range of base and wall units, complementary work surfaces, an inset sink and space for oven. From here, doors provide access to both the garage and the conservatory, which enjoys views over the rear garden.



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Upstairs, the first-floor landing leads to the principal bedroom, complete with its own en-suite Shower room. Three further bedrooms offer generous accommodation, and the family bathroom is fitted with a three-piece suite. The home benefits from gas central heating and double glazing throughout.

Outside, the property is approached over a driveway, while the rear garden features a patio area and a lawned space—ideal for relaxing or entertaining.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band D.

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From the Princess Royal Hospital drive along Grainger Drive and take the first turning right onto Kingfisher Way, following the road around. Greenfinch Close is the fourth turning on the right, where the property can be found after a short distance, on the left hand side.

#### AGENTS NOTE

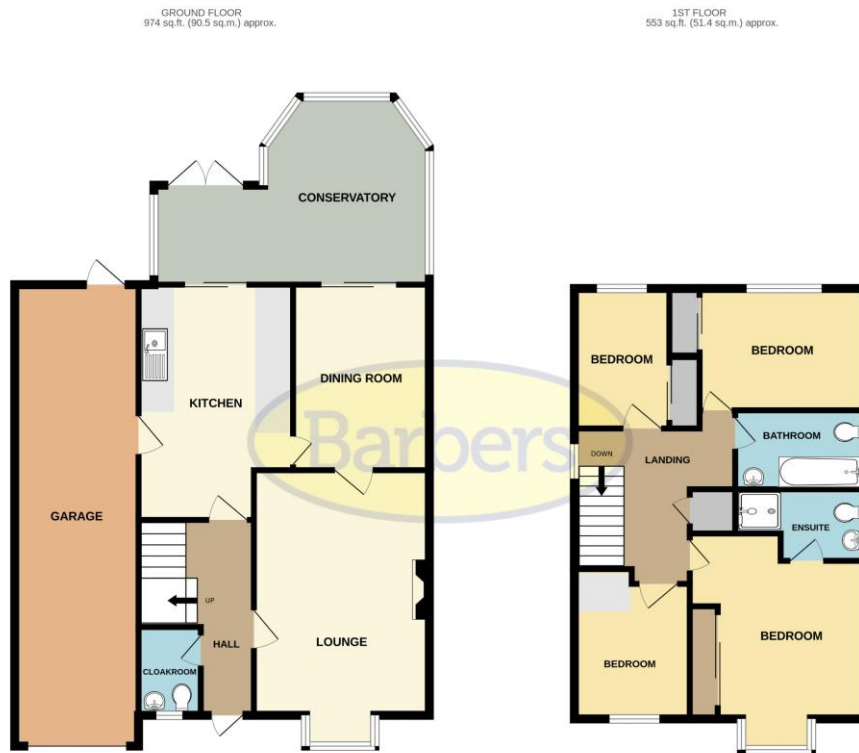
Please note that the land opposite had planning permission granted for the Erection of 1no. detached dwelling ref: TWC/2015/0968

#### METHOD OF SALE

For Sale by Private Treaty.

WE 39378 280426

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



TOTAL FLOOR AREA: 1527 sq.ft. (141.8 sq.m.) approx.  
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All measurements quoted are approximate:

- WC**  
5' 10" x 3' 8" (1.78m x 1.12m)
- LOUNGE**  
11' 7" x 16' 2" (3.53m x 4.93m)
- DINING ROOM**  
12' 3" x 9' 0" (3.73m x 2.74m)
- KITCHEN**  
9' 10" x 15' 7" (3m x 4.75m) max.
- CONSERVATORY**  
18' 2" x 12' 5" (5.54m x 3.78m) P Shaped. Max measurements
- BEDROOM ONE**  
12' 6" x 11' 7" (3.81m x 3.53m) plus Bay
- ENSUITE**  
8' 5" x 4' 8" (2.57m x 1.42m) max.
- BEDROOM TWO**  
11' 2" x 8' 0" (3.4m x 2.44m)
- BEDROOM THREE**  
9' 3" x 6' 2" (2.82m x 1.88m)
- BEDROOM FOUR**  
9' 10" x 7' 3" (3m x 2.21m)
- BATHROOM**  
8' 5" x 5' 2" (2.57m x 1.57m)
- GARAGE**  
33' 7" x 8' 2" (10.24m x 2.49m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

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Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.