



Merganser Close Apley Telford TF1 6SG

Offers in the Region Of
£419,995

Superb three storey property in the most popular area of Apley, close to the hospital and Wellington Centre with its railway station, plenty of shops, places to eat and traditional market. Smart entrance, lovely relaxing large living room, dining kitchen and dining room. First floor with jack and jill bathroom and two bedrooms plus further double bedroom with en-suite, 2nd floor master bedroom en-suite. Garage and gardens. NO CHAIN ON THIS ONE.

- Superb location
- Three bathrooms
- Good sized breakfast kitchen
- EPC C CTAX E
- Four bedrooms
- Two reception
- Garage and parking
- A must view

Approach

The property is a delightful three storey four bedroom detached in one of the most sought after areas of Telford. It is close to schools, the hospital and plenty of lovely walks.

There is parkland which leads to Apley Woods and lake, ideal for dog walkers, and a very good infant school with no crossing any roads. The M54 is just a five-minute drive away and the market town of Wellington is close enough to walk to or a quick drive. Wellington has a railway station and a bespoke cinema and the lovely Bowring Park. Apley Lake is lovely to walk around and climbing the Wrekin is a local's hobby and well worth a visit. A great location.

Entrance

The property is entered via a half glazed front door with storm tiled porch over. There is a small front garden with bushes and shrubs and two parking spaces. The integral garage has an up and over garage door.

Entrance Hallway

The hallway is a lovely feature of this house and very welcoming. When you step in, the hallway is a kind of L shape, firstly you see a lovely archway and then a little further the stairs are at right angles and the guest w.c at the side of them set back. There are the alarm panel and a radiator. The picture explains better than I can, but it is smart.

Lounge 17' 5" x 11' 10" (5.30m x 3.60m)

Pleasant room with center light fitment, stone fireplace surround and mantle. Large window overlooking the front garden, side window adding extra light, radiator and ceiling coving.

Kitchen/Breakfast Room 15' 6" x 8' 11" (4.72m x 2.72m)

I love the kitchen layout views again over the rear garden, long range of units, gas hob, extractor fan, Hotpoint double oven. Radiator space for fridge freezer, and dishwasher, spotlight fitting. Room for table for dining.

Utility room 5' 10" x 6' 1" (1.78m x 1.85m)

Off the kitchen an excellent utility room with space for washer and dryer, sink unit and door to rear garden. Radiator. Central heating boiler.

Dining Room 9' 10" x 9' 3" (2.99m x 2.82m)

Currently a busy room for the family with center light fitting, ceiling coving, French doors to garden with two side glazed panels either side. Radiator. Or this room is a beautiful dining room for entertaining, whatever your family needs. Radiator.

Bedroom 3 13' 2" x 9' 10" (4.01m x 2.99m)

Sharing a Jack and Jill bathroom and dressing room. Bedroom 3 has windows to the front with radiator under. Plenty of room for storage.

Bedroom 4 12' 3" x 9' 7" (3.73m x 2.92m)

A lovely Princess room at present with window to the rear garden, radiator under and plenty of room for storage.

Jack and Jill bathroom between Bedroom 3 and 4

With two wash basins set in housing with drawers under sinks, radiator, window. Door to Shower cubicle and separate bath and w.c with window over.

Bedroom 2 WITH EN-SUITE 15' 7" x 11' 10" (4.75m x 3.60m)

Excellent en-suite room with a trio of wardrobes, long length attractive window to the front with radiator under, window to the en-suite and loft hatch for storage.

Bedroom 1 WITH EN-SUITE SHOWER ROOM 16' 9" x 13' 6" (5.11m x 4.11m)

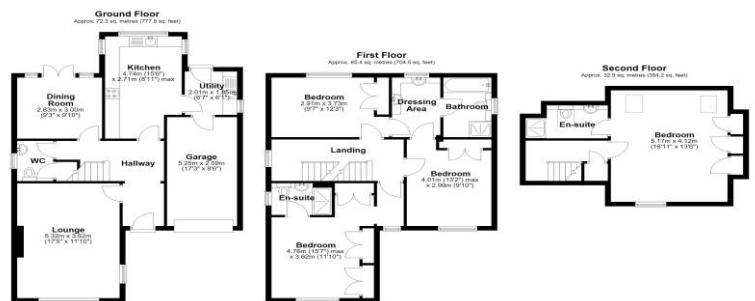
Stairs lead up to the main master bedroom en-suite with lots of natural light from the dormer windows plenty of room for storage with fitted wardrobes and a delightful en-suite with white units, grey pattern flooring, Velux style window, wash hand basin in housing with cupboards under and the same for the w.c, with useful dark counter surfaces contrasting well with the white suite and the flooring. A second loft hatch is on the landing to this bedroom.

Garage 17' 3" x 8' 3" (5.25m x 2.51m)

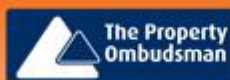
With up and over door to front and door at rear into the utility so you won't get wet when bringing your shopping home! Radiator. Power and lighting.

Garden

The rear garden is quite private and idea for children with plenty of room for the trampoline etc. Trees and shrubs presently surround it and there are also tree, bushes and shrubs in the garden and a good sized patio and a shed.



Total area: approx. 170.6 sq. metres (1936.5 sq. feet)



Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g.) title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Energy performance certificate (EPC)

14 Merganser Close Apley TELFORD TF1 6SG	Energy rating C	Valid until: 1 April 2035
		Certificate number: 9520-0248-0024-2402-0513

Property type	Detached house
Total floor area	166 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		