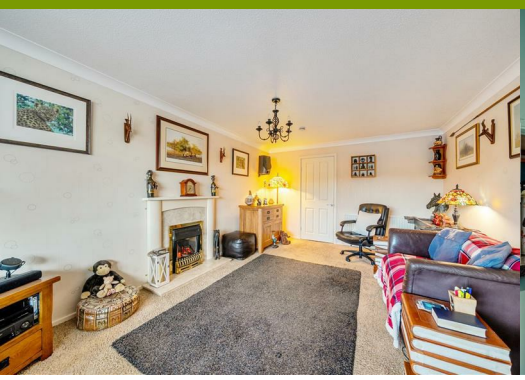
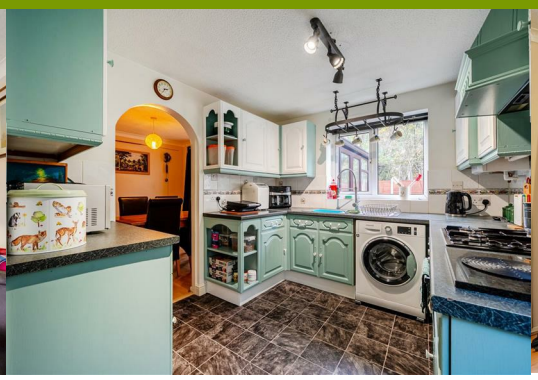


11 CURIE CROFT

APLEY | TELFORD | SHROPSHIRE | TF1 6DP







A beautifully presented four-bedroom modern family home, occupying a desirable cul-de-sac position in Apley, with spacious living accommodation, a conservatory and an attractive rear garden.

Offers in the region of £325,000





2 4 1 D

- **No Onwards Chain**
- **Two Reception Rooms**
- **Large Driveway and Garage**
- **Established Private Garden**
- **Close to Princess Royal Hospital**
- **Sought-After Location**

DESCRIPTIONS

Offered with no onwards chain and situated in a desirable cul-de-sac location within the popular residential area of Apley, this modern four-bedroom family home offers well-proportioned accommodation, thoughtfully arranged to suit the needs of contemporary family living.

The property provides spacious reception areas, creating plenty of room for both relaxing and entertaining, whilst the conservatory offers an additional reception space overlooking the beautifully presented garden. This provides a lovely connection between the indoor and outdoor spaces, making it an ideal spot to enjoy the garden throughout the year.

There are four generous bedrooms, offering excellent flexibility for growing families, visiting guests or those requiring space to work from home. The property's overall presentation and attractive setting combine to create a particularly appealing family home.

Externally, the beautifully maintained garden provides an inviting outdoor space, with plenty of scope for relaxation and entertaining during the warmer months.

Positioned within a quiet cul-de-sac in Apley, the property enjoys a pleasant residential setting whilst remaining conveniently placed for a range of local amenities, schools and transport links.

LOCATION

Apley is a highly regarded residential area on the northern outskirts of Telford, offering an appealing combination of established neighbourhood living, excellent amenities and attractive green surroundings. One of its standout features is Apley Woods, a designated Local Nature Reserve providing an extensive network of woodland walks, open meadows and picturesque trails, ideal for enjoying the outdoors. The area is particularly popular with families, with a choice of schools nearby, whilst the Princess Royal Hospital and a range of everyday amenities are also within easy reach. For commuters, there are convenient road links via the A442 and M54, together with railway connections from nearby Wellington. Telford town centre provides an extensive range of shopping, leisure and entertainment facilities, making Apley a well-connected and desirable location in which to call home.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C

LIVING ROOM





DINING ROOM

KITCHEN

CONSERVATORY

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

EXTERNAL

GARAGE

LOCAL AUTHORITY
Telford and Wrekin Council

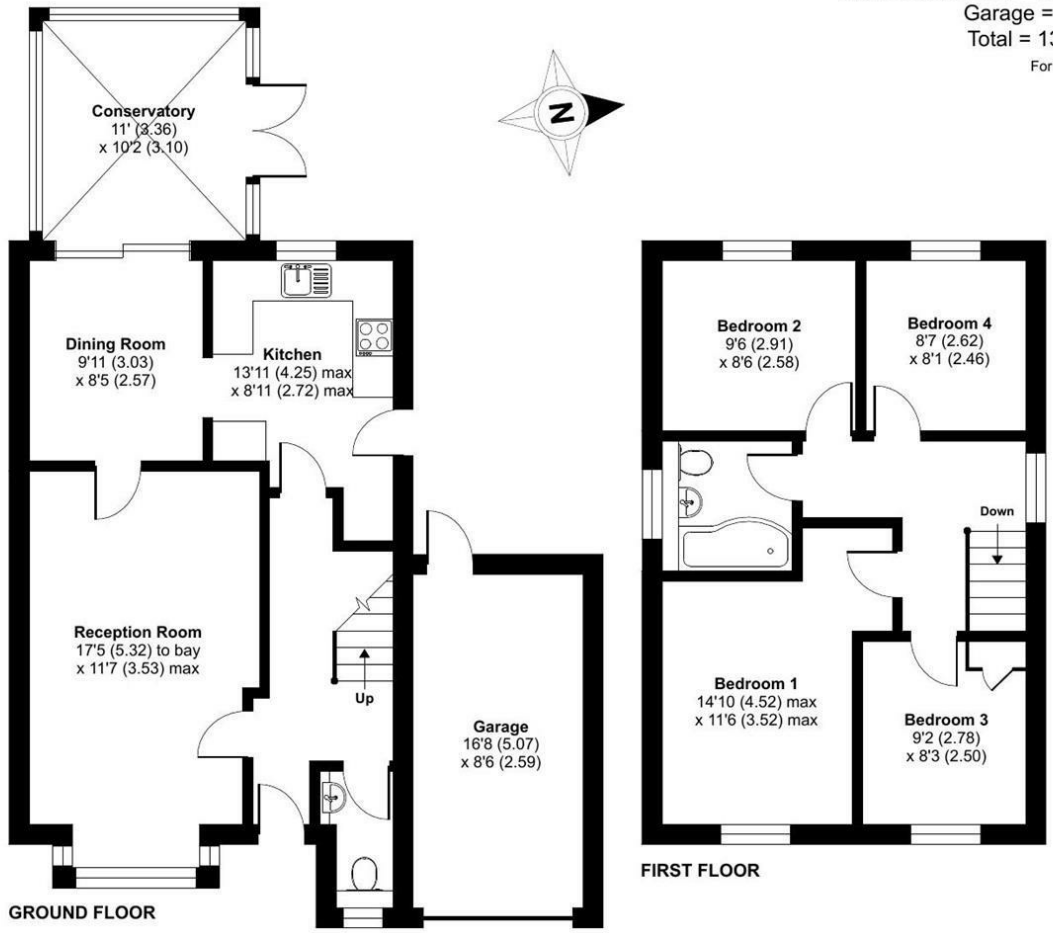
COUNCIL TAX BAND
Council Tax Band: D

POSSESSION AND TENURE
Freehold with vacant possession on completion.

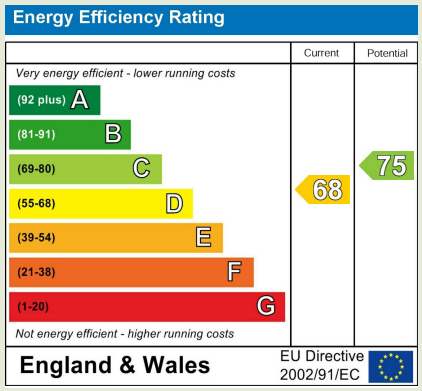
VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

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 £36 (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.

Approximate Area = 1170 sq ft / 108.7 sq m
Garage = 141 sq ft / 13.1 sq m
Total = 1311 sq ft / 121.8 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). ©nichecom 2026. Produced for Halls. REF: 1542893



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

TELFORD SALES

32 Market Street | Wellington | Telford | TF1 1DT

01952 971800 telford@hallsgb.com

www.hallsgb.com

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