



Helping *you* move



44 Heatherdale, Apley

An immaculately maintained Three Bedroom Detached House with Garage having attractive gardens to the front and rear. Convenient for a range of local neighbourhood amenities and Apley Primary School.

Offers in the Region of

£259,700

44 Heatherdale, Apley, Telford, TF1 6YP

Overview

- Detached House
- Lounge
- Dining Room
- Attractive Kitchen
- Three Bedrooms
- Shower Room
- Garage and Driveway
- Neatly maintained gardens
- Gas Central Heating
- Upvc Double Glazing
- EPC D Council Tax C



Location

Situated in the popular residential locality of Apley being served by a range of neighbourhood facilities and Primary School. 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

This exceptionally well maintained Detached House is entered into via a small Reception Hall with stairs to the first floor and door into the Lounge with bow window to the fore, beautiful Portuguese Limestone fireplace with electric fire and display shelving and cupboards to either side; glazed double doors with side windows open into the Dining Room with sliding patio doors opening to the rear garden and a door leading into the Kitchen. The attractive refitted Kitchen has a good range of drawers, base and wall mounted units with complementary working surfaces and inset 1 1/2 bowl ceramic sink unit, integral oven with electric hob and extractor over, under stairs cupboard, further range of cupboards with provision and space for a washing machine, tumble dryer and fridge; door to the Garage and windows and door looking out to the rear garden.



Stairs ascend to the first floor Landing with window to the side and airing cupboard housing the condensing boiler. There are three Bedrooms, each having built-in wardrobes and a refitted Shower Room with white three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the property has a lawned garden to the front with established shrub borders; adjacent driveway leading to the Garage. A side access gate leads into the rear garden with paved patio area and two sets of two steps leading to the lawned rear garden; established well stocked shrub borders.



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 C

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.

VIEWING

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

DIRECTIONS

From the Princess Royal Hospital roundabout proceed into Grainger Drive and follow this road around - Heatherdale is the third turning on the right. Follow the road around and as it forks take the right hand turn and the property will be found immediately on your left.

METHOD OF SALE

For Sale by Private Treaty.

WE32803.170323

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



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All measurements quoted are approximate:

- LOUNGE** 13' 3" x 11' 5" (4.04m x 3.48m) max.
- DINING ROOM** 9' 0" x 8' 1" (2.74m x 2.46m)
- KITCHEN** 16' 8" x 10' 8" (5.08m x 3.25m) max.
- BEDROOM ONE** 9' 9" x 9' 7" (2.97m x 2.92m)
- BEDROOM TWO** 10' 5" x 8' 9" (3.18m x 2.67m)
- BEDROOM THREE** 7' 6" x 7' 0" (2.29m x 2.13m)
- SHOWER ROOM** 6' 1" x 6' 0" (1.85m x 1.83m)
- GARAGE** 16' 5" x 8' 5" (5m x 2.57m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 221 200

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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.