



Helping *you* move



## The Coach House Cottage, 28 Apley Castle

A well presented Grade II Listed two bedroomed mid-terraced cottage, situated in a pleasant courtyard setting on the edge of Apley Woods, with attractive enclosed rear garden and off road parking.

Offers in the Region of

**£247,500**

# The Coach House Cottage, 28 Apley Castle, Apley TF1 6RH

## Overview

- Grade II Listed Mid-Terraced Cottage
- Courtyard Setting
- Attractive Period Features
- Generous Full Depth Principal Bedroom
- Full Depth Lounge/Diner
- Full Depth Breakfast Kitchen
- Two allocated Off Road Parking Spaces
- Additional Visitors Parking nearby
- Enclosed Rear Gardens, backing on to Apley Woods
- Freehold, EPC: E, Council Tax: C



## Location

Situated in the sought after location of Apley Castle, convenient for the Historic Market Town of Wellington. Being served by a range of local neighbourhood facilities and primary school, with a wider range of shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations available within Wellington. An excellent road network links the property to the modern leisure and shopping facilities of Telford Town Centre, with the M54 via junction 7 being approximately ¼ mile distant providing easy commuting access.

## Brief Description

This tastefully and immaculately presented Grade II Listed mid-terraced cottage dates back to the 14<sup>th</sup> Century, originally being part of the Apley Castle Estate, which was converted to residential dwellings in 1996.

Internally, the property is entered from the courtyard via a timber door, opening into the full depth Lounge/Diner, which features a stunning, full height glazed window, with integral door, opening to the rear gardens. Off the lounge/diner is the Breakfast Kitchen, fitted with a traditional shaker style kitchen comprising a range of base and wall mounted units with wooden and granite surfaces and complementary backsplash tiling. This room is finished with traditional quarry tiled flooring and contains a low level gas hob with integrated fan assisted oven below, inset 'Belfast' type sink, and having space and plumbing provision for washing machine and dishwasher.



Stairs rise from the breakfast area to the first floor landing, off which are the two bedrooms, with the Principal Bedroom having dual aspect windows and being full depth.

Bedroom Two is an ideal study space or bedroom for visitors/ child, with both bedrooms sharing the 'jack and jill' style Bathroom, fitted with a complete white suite.

Externally, the property is approached by foot from the residents' parking area, via an archway which opens into the cobbled communal Courtyard. To the rear of the property is a fully enclosed garden, mainly laid to flagged patio area, ornamental stone and decked seating spaces with beds of mature shrubs and perennials. To the bottom of the garden is situated a timber storage shed and access to the Apley Woods through a private gate in the garden boundary fence.



#### 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.

#### NOTES

We understand that there is no formal management charge for the upkeep of the communal areas on the development. The owners consult when items are required to be purchased and costs are shared between all residents. Details to be confirmed by solicitor.

**EPC RATING: E** (Whilst it is not currently necessary to provide an EPC for a Grade II Listed property, one has been lodged for the building and a copy of the full EPC can be provided upon request)

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band C (£1,693.95 for the year 2023/24).

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

#### DIRECTIONS

From the Princess Royal Hospital Roundabout, take the A5223 towards Whitchurch/Shawbirch. After a short distance, take the first turning on the right into Apley Castle (signposted Severn Hospice). Continue along this road to the end (approximately 1/3 mile), where the gated entrance to the Grade II Listed properties can be found on the right hand side. Visitors' car parking spaces are available, immediately to the left of the driveway (prior to the 10mph sign). Two allocated parking spaces for the property can be found further on, on the left hand side, marked by low level signage below the hedge.

#### METHOD OF SALE

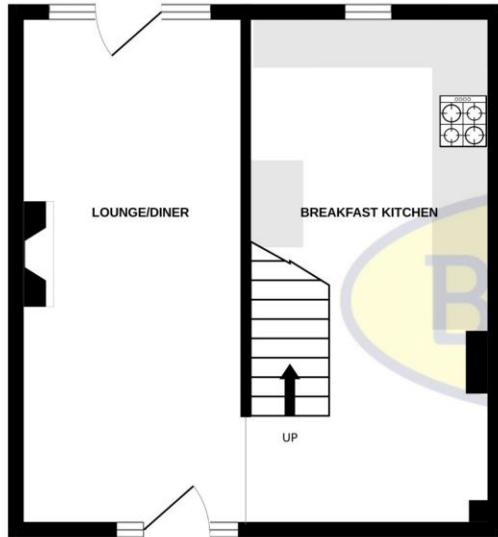
For Sale by Private Treaty.

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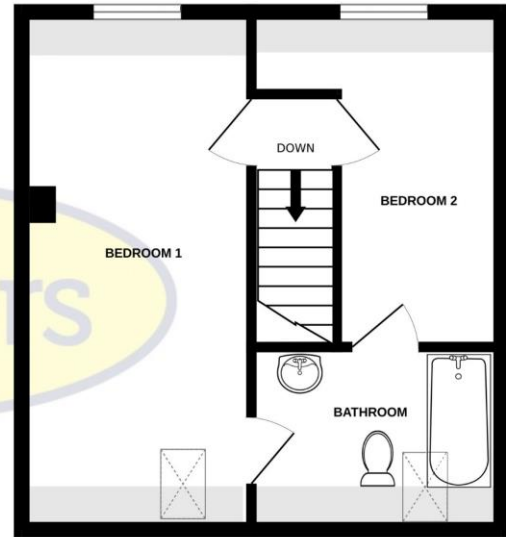
#### AML REGULATIONS

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.

GROUND FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.6 sq.m.) approx.  
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**All measurements quoted are approximate:**

**LOUNGE/DINER:** 19' 6" x 8' 8" max (5.94m x 2.64m)

**BREAKFAST KITCHEN:** 19' 4" x 9' 5" max (5.89m x 2.87m)

**PRINCIPLE BEDROOM:** 19' 2" x 8' 7" sloped ceilings to either end (5.84m x 2.62m)

**BEDROOM TWO:** 12' 7" x 6' 2" min with sloped ceilings to either end (3.84m x 1.88m)

**JACK 'N' JILL BATHROOM** 9' 1" x 6' 2" sloped ceiling to window wall (2.77m x 1.88m)

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

## 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 221200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221200

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.