



Helping *you* move



47 Kingfisher Way, Apley

Offered for sale with No Upward Chain, this Four Bedroom Detached House offers good sized family accommodation and is conveniently located for shopping and education facilities

Offers Over
£300,000

47 Kingfisher Way, Apley, Telford, Shropshire, TF1 6FW

Overview

- Detached House
- No Upward Chain
- Lounge, Dining Room
- Fitted Kitchen, Utility
- Conservatory
- Downstairs WC
- Four Bedrooms
- Ensuite
- Garage and Gardens
- Driveway
- Gas CH, Double Glazing
- EPC TBC, 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 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

Family owned since new, this four-bedroom detached house, is approached via recessed porch, which leads to a glazed front door which opens into an inner hallway, with stairs to the first floor and door to Lounge. With feature fireplace inset with gas fire, bay window to front elevation and door to Dining Room, with double doors to Conservatory, being of brick-based construction with pitched roof, glazing to all sides and double doors to garden. A door from the dining room also leads to the Kitchen, which has a range of base and wall mounted units with complementary working surfaces having an inset sink unit, integrated oven, hob, extractor, space and plumbing for dishwasher, two useful storage cupboards, and door to Utility, with door to back garden, window to side and plumbing for washing machine and door to WC.



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Stairs from the hallway ascend to the first-floor landing, with access to loft space. The principal Bedroom has dual windows to front elevation, built-in wardrobe and door into the En-suite Bathroom. There are three further Bedrooms all containing built-in wardrobes. The Bathroom has a recently refitted white three-piece suite. Internally, the property benefits from gas central heating and double glazing. Externally, the property is approached over a block paviour driveway with gravel border and inset shrubs; integral garage with up-and-over door. Side gated access leads into the private rear garden which has a blocked paved patio area, grassed garden area with path and mature conifers to rear.



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 B

AGENT NOTE

Please note that we have been advised that the previous owner sadly passed away peacefully at the property. Please contact the office for further information

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

DIRECTIONS

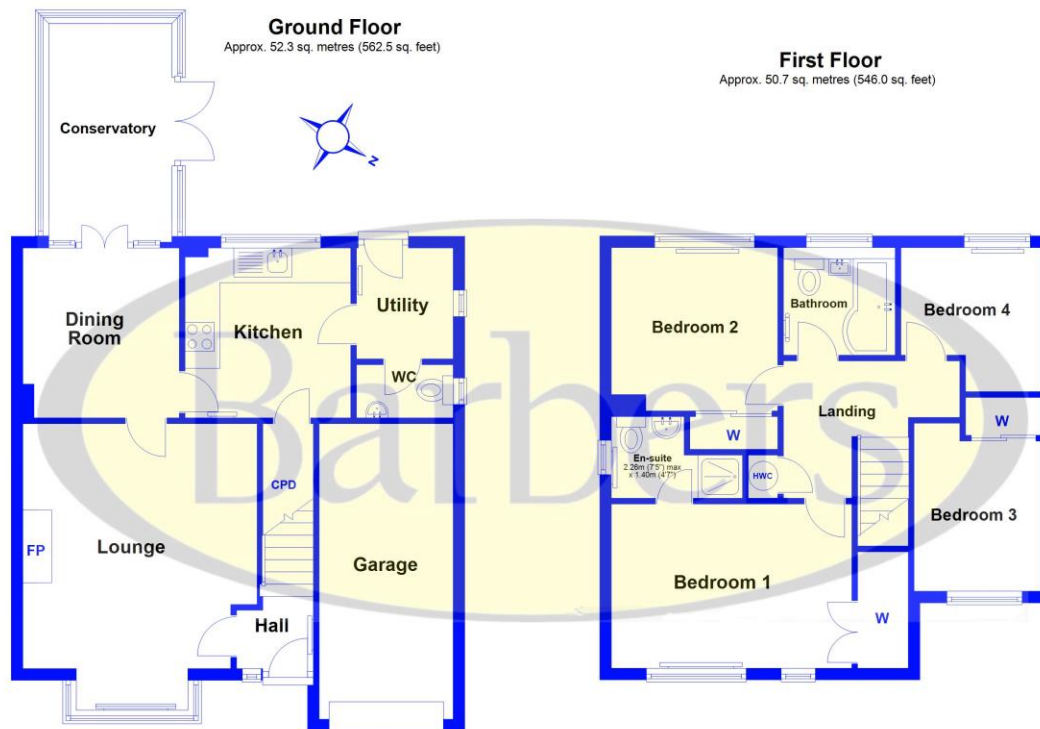
From the Princess Royal Hospital drive along Grainger Drive and take the first turning right onto Kingfisher Way proceed further down and the property is located on the Right hand side indicated by our For Sale board.

METHOD OF SALE

For Sale by Private Treaty.

WE36597.171023

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 area: approx. 103.0 sq. metres (1108.5 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

47 Kingfisher Way, Apley, Telford

All measurements quoted are approximate:

LOUNGE 16' 2" x 13' 8" (4.93m x 4.17m) Max into bay

DINING ROOM 9' 6" x 8' 9" (2.9m x 2.67m)

CONSERVATORY 12' 4" x 7' (3.76m x 2.13m)

KITCHEN 9' 6" x 9' 5" (2.9m x 2.87m)

UTILITY 6' 2" x 5' 5" (1.88m x 1.65m)

BEDROOM ONE 13' 3" x 9' 6" (4.04m x 2.9m)

BEDROOM 9' 4" x 9' 2" (2.84m x 2.79m)

BEDROOM 8' 6" x 7' 2" (2.59m x 2.18m)

BEDROOM 7' 9" x 7' 6" (2.36m x 2.29m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.