



Helping *you* move



4 Sparrowhawk Way, Apley

Available with no upward chain, this executive style detached house features spacious accommodation affording four bedrooms (one being en-suite), three reception rooms, breakfast kitchen with utility room and detached double garage. Situated in a sought after residential locality close to the Apley Pool and Woods.

Offers in the Region of

£480,000

4 Sparrowhawk Way, Apley, Telford, Shropshire, TF1 6NH

Overview

- Executive Style Detached House
- No Upward Chain
- Corner Plot
- Lounge, Dining Room, Study
- Breakfast Kitchen, Utility
- En-suite Master Bedroom
- Three further Bedrooms
- Bathroom, GF Cloakroom
- Double Garage, Driveway
- Walled Rear Garden
- Gas CH, uPVC Double Glazing
- Freehold, EPC C, Council Tax F



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

Offered for sale with no upward chain, this executive style Detached house has spacious, well maintained accommodation ideal for the growing family, sitting on a corner plot. The entrance hall provides access to the ground floor rooms along with stairs ascending to the first floor and useful under stairs storage cupboard. To the right is the front aspect dining room, adjacent to the spacious breakfast kitchen, featuring a comprehensive range of wooden fitted base and wall mounted units with contrasting working surfaces over and complementary tiling. Integrated appliances include an eye level double oven, gas hob and fridge. Off the main kitchen area is a breakfast room, with rear aspect window and door into the utility fitted with matching units to the kitchen and courtesy door to the garden. The boiler is located in a wall mounted cupboard with space and plumbing provision for a washing machine and additional under counter appliance. The generous lounge features rear aspect windows and door to the garden, with a feature fireplace housing a coal effect gas fire. The study overlooks the front garden and a cloakroom completes the ground floor accommodation.



Turned stairs ascend to the first floor landing, with airing cupboard and access hatch to the loft space. Bedroom one is a spacious room, with plenty of natural light having windows overlooking the rear garden and features two sets of built-in wardrobes. The en-suite is fitted with a white four piece suite. Bedroom two also overlooks the rear with the remaining bedrooms having a front aspect, sharing a family bathroom fitted with a three piece suite. The home benefits from gas central heating, replacement double glazing units and doors as well as uPVC soffits and fascias.

Externally, the property is approached over a generous block paved driveway providing parking space for several vehicles, in front of the detached double garage (with two up-and-over doors, a single door to the garden, window, power, light and loft storage space). The front garden sits behind a brick wall, with well maintained lawn, hedge and shrubbed areas. The attractive rear garden is predominantly walled and laid to lawn with well stocked shrub borders and patio areas to the rear and side.



AGENTS NOTE

Please note that to the side of the A442, the land at Wheat Leasows (Wappenshall) is a site allocated for the Telford & Wrekin draft Local Plan Review, identified as "Proposed Sustainable Urban Extension: Land at Wheat Leasows (Wappenshall)". Please contact our office for further information.

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 F

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 Shawburch roundabout take the A442 Queensway towards Telford Town Centre, proceeding over the small roundabout and follow the road along taking the second right hand turning into Sparrowhawk Way, where the property can be found on the right hand side, after a short distance.

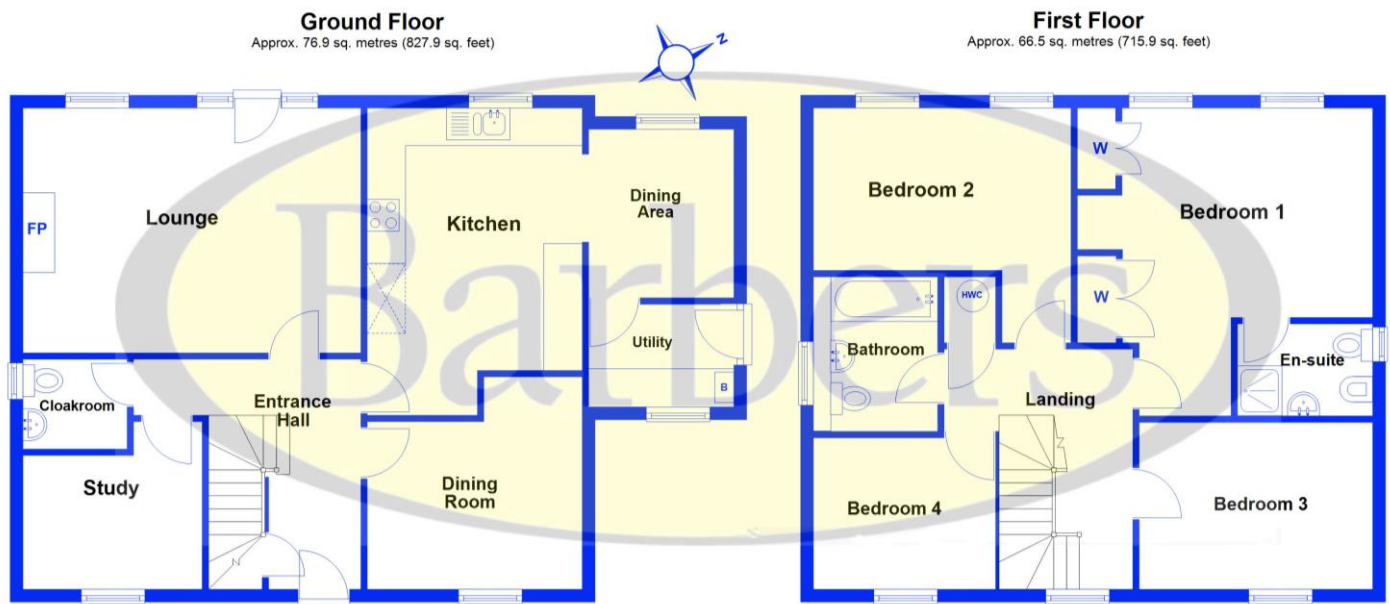
METHOD OF SALE

For Sale by Private Treaty.

WE38705.260925

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. 143.4 sq. metres (1543.8 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers 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, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

All measurements quoted are approximate:

- LOUNGE** 17' 7" x 12' 7" (5.36m x 3.84m)
- DINING ROOM** 11' 1" max (5'1" min) x 10' 11" max (8'8" min) (3.38m x 3.33m)
- KITCHEN** 13' 9" min (16'0" max) x 11' 0" (4.19m x 3.35m)
- BREAKFAST ROOM** 8' 9" x 6' 9" (2.67m x 2.06m)
- UTILITY ROOM** 6' 8" x 5' 3" (2.03m x 1.6m)
- STUDY** 9' 3" x 6' 10" (2.82m x 2.08m)
- CLOAKS/WC** 4' 10" x 4' 6" (1.47m x 1.37m)
- BEDROOM ONE** 15' 9" max (13'6" to wardrobe fronts) x 10' 9" ave (16'2" max) (4.8m x 3.28m)
- EN-SUITE SHOWER ROOM** 7' 6" x 5' 1" (2.29m x 1.55m)
- BEDROOM TWO** 13' 3" x 9' 5" (4.04m x 2.87m)
- BEDROOM THREE** 12' 0" x 8' 7" (3.66m x 2.62m)
- BEDROOM FOUR** 9' 6" x 7' 11" (2.9m x 2.41m)
- BATHROOM** 7' 3" x 6' 5" (2.21m x 1.96m)
- DOUBLE GARAGE** 17' 11" x 16' 3" (5.46m x 4.95m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	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 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.