



Helping *you* move



## 52 Heatherdale, Apley

Available with NO UPWARD CHAIN, a spacious Two Bedroomed Semi-Detached House with Garage located on a cul-de-sac, having attractive gardens to the front and rear. Convenient for a range of local neighbourhood amenities and Apley Primary School.

Offers Over  
**£185,000**



# 52 Heatherdale, Apley, Telford, TF1 6YP

## Overview

- NO UPWARD CHAIN
- Semi-Detached House
- Cul-de-Sac Location
- Lounge
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Garage and Driveway
- Neatly maintained gardens
- Gas Central Heating
- uPVC Double Glazing
- Freehold
- 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 well maintained semi-detached house is entered via a small Reception Hall with stairs to the first floor and door into the Lounge with front aspect window and feature 'Adams' style fireplace, housing the coal effect gas fire. A door opens into the full width Dining Kitchen which is equipped with a comprehensive range of wooden fronted drawers, base and wall mounted units with contrasting work surfaces and complementary tiling. Also in the kitchen is an inset 1½ bowl stainless steel sink unit and space for free standing gas/electric oven, freestanding fridge and space and plumbing provision for a washing machine. A useful under stairs cupboard, provides excellent additional storage space. A French style patio door opens to the rear garden, complementing the rear aspect window. Stairs ascend to the first floor Landing with window to the side and airing cupboard housing the hot water tank. A full width





large double bedroom situated to the front of the house has a double width built in wardrobe with sliding mirrored doors. The second room is a large single room, also with built in wardrobe. Both bedrooms share the bathroom, having white three piece suite with electric shower installed over the bath. The accommodation benefits from gas central heating and double glazing.

Externally, the property has a low maintenance garden to the front with ornamental gravel, established shrub borders adjacent to the driveway leading to the Garage (which has up/over door, rear aspect courtesy door and which houses the gas boiler). A side access gate leads into the rear garden with paved patio area, shaped lawn and established, well stocked shrub borders, as well as two timber sheds.



#### 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 (currently £1,496.60 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. 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](mailto: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 left hand turn and the property will be found on your right hand side after a short distance.

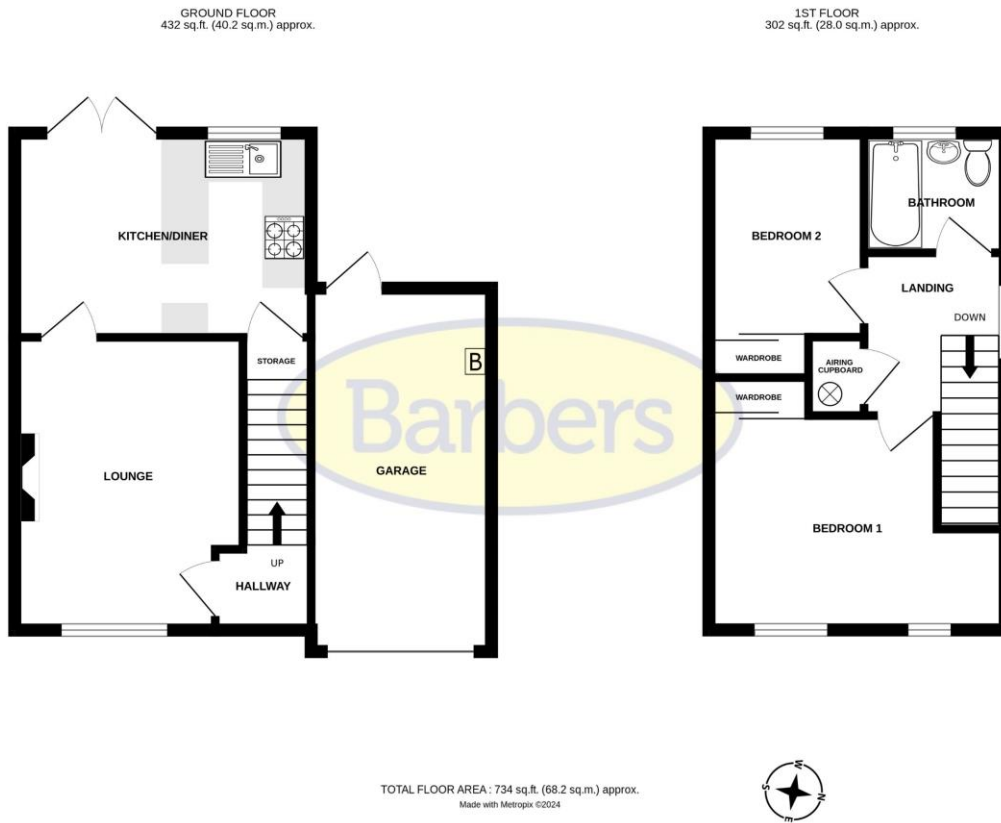
#### METHOD OF SALE

For Sale by Private Treaty.

WE34538.150224

#### 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.



**All measurements quoted are approximate:**

**LOUNGE** 13' 3" x 10' 4" (4.04m x 3.15m)

**KITCHEN/DINER** 13' 5" x 9' 3" (4.09m x 2.82m)

**L-SHAPED BEDROOM ONE** 13' 5" max x 9' 6" max (4.09m x 2.9m)

**BEDROOM TWO** 9' 2" x 6' 8" (2.79m x 2.03m)

**BATHROOM** 6' 4" x 5' 5" (1.93m x 1.65m)

**GARAGE** 16' 5" x 8' 2" (5m x 2.49m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

## 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

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

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.