



Helping *you* move



14 Royal Oak Drive, Apley

Offered for sale with no upward chain - this Two Bedroom Detached Bungalow with garage and parking, is situated in a 'tucked away' position in this popular residential road. Convenient for the local neighbourhood shops and amenities in Leegomery District Centre.

Offers in the Region of

£220,000

14 Royal Oak Drive, Apley, Telford, Shropshire, TF1 6SS.

Overview

- Detached Bungalow
- No Upward Chain
- Nicely presented throughout
- Fitted Kitchen
- Lounge/Diner
- Conservatory
- Two Bedrooms
- Wet Room
- Attractive Rear Garden
- Garage and Parking in front
- Gas CH, uPVC Double Glazing
- Freehold, EPC TBC, Council Tax B



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

This well presented bungalow occupies a secluded position on this popular road, and is available with no upward chain. Entered from the front, a through hallway has a useful mirror fronted cupboard and access hatch to the loft space, which is partially boarded. To the right is the fitted kitchen, featuring a range of white fronted units of cupboards and drawers with space for a free-standing fridge/freezer, cooker, washing machine and further under-counter appliance. To the rear of the property is the spacious lounge/diner with feature fireplace housing an electric fire and sliding patio doors opening to the conservatory, a superb space to enjoy the garden throughout the year.



The principal bedroom is found to the rear of the property with the smaller second bedroom, adjacent, having a front aspect. The fully tiled wet room has a high level front aspect window, with electric shower, pedestal wash basin and close coupled WC.

Externally, the property is approached over a pathway with lawned garden to either side. There is pedestrian access to the side of the property, via a timber gate, which opens into the rear garden. A large paved patio area is situated behind the property, with steps up to a lawned area. To the side of the bungalow are two timber sheds. The garden is edged with established borders of shrubs and perennials and really is a most attractive space.



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

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 proceed along Grainger Drive at the mini roundabout take the 1st exit onto Pool Farm Avenue, turn left into Royal Oak Drive. Take the right hand turn where the garage and parking spaces can be found at the end of the cul-de-sac. Walk down the path, adjacent to the garage, where number 14 can be found, just behind the garage.

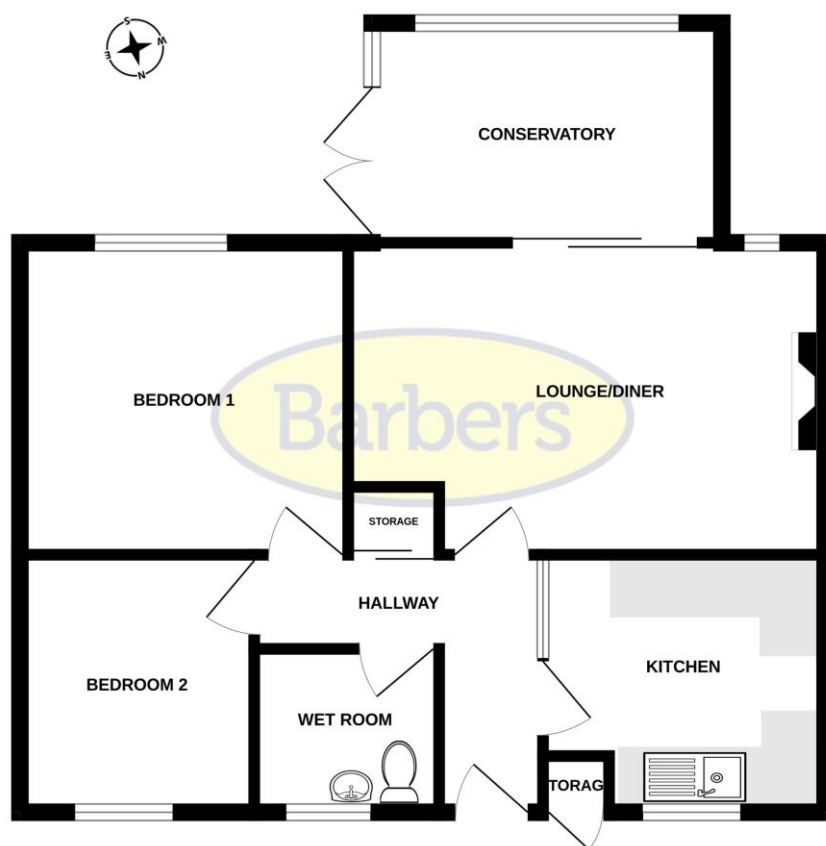
METHOD OF SALE

For Sale by Private Treaty.

WE38045.060725

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.

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.
Made with Metropix ©2025

All measurements quoted are approximate:

LOUNGE/DINER 16' 11" max (12' 4" min) x 10' 6" max (8' 4" min)
(5.16m x 3.2m)

CONSERVATORY 11' 0" x 7' 5" (3.35m x 2.26m)

KITCHEN 9' 6" x 8' 9" (2.9m x 2.67m)

BEDROOM ONE 11' 1" x 10' 6" (3.38m x 3.2m)

BEDROOM TWO 8' 8" x 7' 11" (2.64m x 2.41m)

WET ROOM 6' 3" x 5' 6" (1.91m x 1.68m)

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

Awaiting EPC

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

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Email: wellington@barbers-online.co.uk

Barbers

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.