



Helping *you* move



110 Doctor Hanna Way, Apley, TF1 6BN

A modern, extremely well presented Detached House located on a modern development amongst similar styled properties. The spacious accommodation benefits from Four Bedrooms and driveway parking.

Offers in the region of

£340,000

110 Doctor Hanna Way, Apley, Telford, TF1 6BN

Overview

- Modern Detached House
- Four Bedrooms
- Master Ensuite
- Hall, WC
- Lounge, Kitchen/Diner
- Utility
- Bathroom
- Driveway
- Gas CH, UPVC DG
- Solar Panels
- EPC B, Council Tax D



Location

Situated on this newly developing, modern housing estate, convenient for it's own neighbourhood amenities along with those found in neighbouring Shawbirch. The Princess Royal Hospital is one mile distant and the traditional market town of Wellington is approximately 1.5 miles distant which provides a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Primary and Secondary Education facilities can all be found within a 2 mile radius of the property and College facilities in the Town of Wellington or further afield. The M54 motorway is approximately 2 miles distant and opens the property up to the West Midlands in the east and towards Shrewsbury in the West.

Brief Description

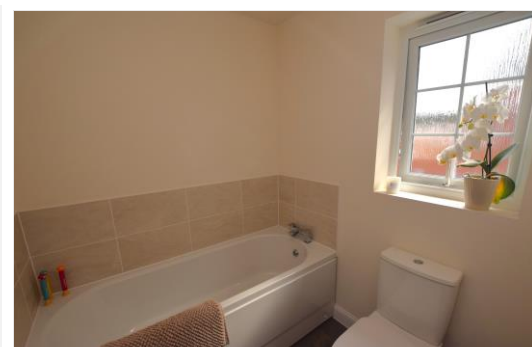
This beautifully presented and light-filled family home offers the perfect blend of style, comfort, and practicality. Set on the perimeter of this newly developing estate, the property sits behind a manicured front garden with a welcoming paved pathway, the property opens into a spacious entrance hall that leads to a generous living room, a modern downstairs WC, a separate utility room with space for laundry appliances and two convenient storage cupboards.

At the heart of the home is a stylish fitted kitchen diner, complete with integrated appliances including a gas hob, electric oven, dishwasher, and fridge freezer. French doors open out to a charming patio and a well-sized rear garden, creating an ideal space for entertaining or relaxing.



Upstairs, the home features four bedrooms. The master bedroom includes an en-suite with a double width shower. A contemporary family bathroom and an airing cupboard complete the upper floor. Externally to the rear there is an enclosed garden predominantly laid to lawn along with patio.

Additional highlights include, full double glazing throughout, gas central heating, and fitted solar panels for enhanced energy efficiency. Thoughtfully designed for modern family living, this home is ready for its next chapter and early viewing is highly recommended.



TENURE

There is an Estate Service charge payable to Charlton Gardens Residents Management Company which is currently £130 per annum. 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 D

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 Shawbirch Roundabout proceed along Queensway A442 to the roundabout and take the second turn right into Doctor Hanna Way - the property will be found a short way along on the left hand side just past the Show Homes.

METHOD OF SALE

For Sale by Private Treaty.

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.

WE 38845 100925

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.



All measurements quoted are approximate:

- WC**
2' 11" x 5' 6" (0.89m x 1.68m)
- LOUNGE**
15' 2" x 10' 3" (4.62m x 3.12m)
- KITCHEN**
10' 4" x 19' 2" (3.15m x 5.84m)
- UTILITY ROOM**
4' 10" x 6' 1" (1.47m x 1.85m)
- BEDROOM ONE**
9' 8" x 12' 1" (2.95m x 3.68m)
- ENSUITE**
3' 11" x 7' 6" (1.19m x 2.29m)
- BEDROOM TWO**
9' 7" x 9' 6" (2.92m x 2.9m)
- BEDROOM THREE**
8' 5" x 9' 2" (2.57m x 2.79m)
- BEDROOM FOUR**
8' 5" x 9' 2" (2.57m x 2.79m)
- BATHROOM**
5' 7" x 6' 5" (1.7m x 1.96m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 90 B | 90 B |
| 69-80 | C | | |
| 55-68 | 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

1 Church Street, Wellington, Telford, TF1 1DD

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Email: 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.