



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**38 Nightingale Way, Apley, Telford TF1 6DT**

**£150,000 Region**

To view this property please call us on **01743 236 800** Ref: C7410/GM/MU

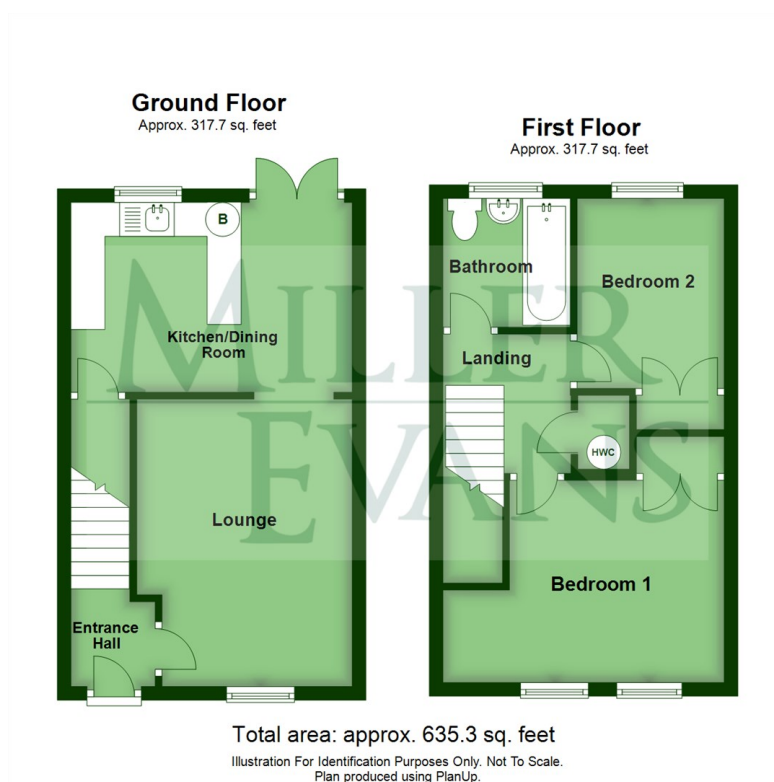
# An attractive 2 bedroomed terraced property.

This attractive 2 bedroomed mid terraced property requires some slight modernisation and improvement but provides accommodation including : entrance hall, lounge, kitchen/dining room, 2 bedrooms and bathroom. Front and rear garden. Useful car-port to the rear. The property benefits from gas-fired central heating. No upward chain.

This property is pleasantly situated in a delightful cul-de-sac position near the popular residential area of Apley which is conveniently located for easy access to the nearby Telford town centre, Princess Royal Hospital and an M54 motorway link to Shrewsbury and the West Midlands.



## FLOOR PLANS





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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LOUNGE

13'11" x 10'5" (4.23m x 3.17m)

Window to the front with a pleasant outlook

Archway opening to :

### KITCHEN/DINING ROOM

9'2" x 13'7" (2.80m x 4.14m)

Fitted with a range of base units with space and plumbing for white goods

Large understairs store cupboard

Wall mounted gas-fired central heating boiler

Doors leading out to the rear garden.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING with built in airing cupboard with slatted shelving and housing the hot water cylinder

### BEDROOM 1

9'9" x 6'7" (2.98m x 2.00m)

Built in double wardrobe

2 windows to the front.

### BEDROOM 2

9'2" x 7'1" (2.80m x 2.17m)

Built in double wardrobe

Window to the rear overlooking the garden and courtyard.

### BATHROOM

Fitted with a white suite comprising panelled bath with

shower unit over  
Pedestal wash hand basin  
Low flush wc.  
Tiled walls.

## OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a paved pathway flanked with a lawn area.

To the rear of the property is a neatly kept GARDEN with a paved patio seating area and L shaped lawn area with a pedestrian gate leading to the parking area.

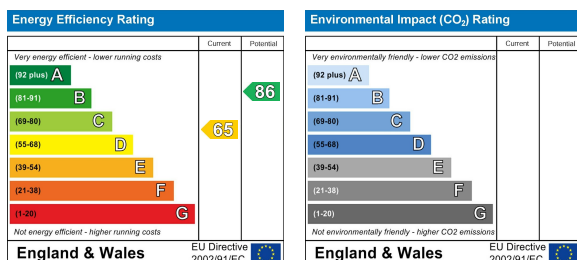


## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed on the M54 towards Telford, leave the motorway at Junction 6, proceeding towards Whitchurch. Follow this road and at the roundabout joining the Princess Royal Hospital bear right towards Apley. Proceed for a short distance before taking the second left onto Teresa Way and first right onto Nightingale Way, follow the road around to the right where the property will be found in the corner on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

Council Tax Band B

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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