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**17 Sparrowhawk Way, Apley, Telford, TF1 6NH**  
**Offers In The Region Of £485,000**

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# 17 Sparrowhawk Way, Apley, Telford, TF1 6NH

## Offers In The Region Of £485,000



Apley is located on the northern edge of Telford in Shropshire. It is known for its blend of modern residential areas and scenic green spaces, offering a peaceful yet convenient lifestyle for its residents. One of its most notable features is Apley Woods, an extensive and beautifully maintained woodland park that provides walking trails, wildlife habitats, and a tranquil retreat from the bustle of urban life. The area also benefits from proximity to the Princess Royal Hospital, making it an attractive location for healthcare professionals and families alike. With its combination of natural beauty, community amenities, and easy access to Telford town centre, Apley stands out as one of the most desirable places to live in the region.

The historic market town of Wellington, with its mainline railway station, bus station, shops, supermarkets and leisure facilities is approximately 2.5 miles away. There is a primary school in Apley and secondary schools are to be found in Wellington.

### Available with No Upward Chain

This super family house offers three spacious living rooms on the ground floor, together with a lovely conservatory, breakfast kitchen, utility room and cloakroom/W.C. There are four very good size bedrooms above with the main bedroom having fitted wardrobes and en-suite shower room. Also family bathroom. The property is positioned on a relatively private corner plot at the junction with Peregrine Way and the mainly lawned rear garden is enclosed on one side by an attractive brick wall. Off road parking for two cars and a detached double garage.

The gas centrally heated and double glazed accommodation is set out in more detail as follows:-

Modern composite panelled and patterned glazed front entrance door to

### Entrance/Through Hall

detailed coving to ceiling, radiator and useful understairs alcove.

### Guest Cloakroom/W.C.

coving to ceiling, low level flush W.C. and pedestal wash hand basin. Radiator.

### Office/Study

10'4" x 10'11" (3.16 x 3.33)

uPVC framed double glazed window to the front, radiator and detailed coving to ceiling.

### Lounge

21'7" (max) x 11'8" (6.59 (max) x 3.56)

well proportioned main reception room having a box bay window to the front with radiator and uPVC framed double glazed window. Living flame coal effect inset gas fire with marble effect hearth/back and Adams style surround. Second radiator and detailed coving to ceiling. Double doors to

### Dining Room

11'3" x 11'8" (3.45 x 3.56)

with radiator and detailed coving to ceiling. Also door to breakfast kitchen and uPVC framed double glazed French doors to conservatory.

### Conservatory

12'1" x 11'8" (3.70 x 3.56)

lovely size having brick base walls with uPVC framed double glazed units above and translucent polycarbon roof. Tiled floor. Power points and electric panelled heater. Ceiling mounted light fitting with integral fan. uPVC framed double glazed French door to rear garden.

### Breakfast/Kitchen

9'10" x 17'7" (3.00 x 5.36)

Kitchen with an extensive range of fitted base and wall mounted cupboards and drawer units finished with medium oak style fronts. Includes a 1 1/2 bowl sink unit with ample work surface area either side. Integrated fridge and virtually new NEFF oven. NEFF ceramic hob with filter extractor hood over. Splash back wall tiling. uPVC framed double glazed window with outlook to rear garden. Tiled floor extending to breakfast area.

Breakfast Area with radiators and uPVC framed double glazed window having outlook to rear garden.

### Utility Room

4'10" x 8'1" (1.48 x 2.47)

having a stainless steel sink unit with cupboard below. Roll edge work top either side having recesses beneath to accommodate a washing machine, condensing dryer and larder style freezer. Matching tiled floor and radiator. uPVC panelled double glazed external door to side path and gardens.

From the hall, stairs with spindled balustrade rise to galleried landing, having uPVC framed double glazed window to the front. Access hatch to partially boarded loft with drop down ladder and light fitting. Built-in shelved airing cupboard with lagged hot water cylinder and separate linen cupboard.

### Principal Bedroom

16'1" x 11'11" (4.91 x 3.64)

generous size double bedrooms having two fitted double wardrobes divided by a dressing table with drawers and mirror. Radiator and uPVC framed double glazed window with rear aspect.

### En-Suite Shower Room

1 1/2 width tiled shower cubicle with Triton shower. Low level flush W.C. and pedestal wash hand basin. Half height wall tiling. Shelved alcove. Radiator and uPVC framed patterned double glazed window.

### Bedroom Two

12'9" x 11'10" (3.91 x 3.63)

double size bedroom with uPVC framed double glazed window to the front. Radiator.

### Bedroom Three

9'1" x 11'0" (2.77 x 3.36)

double size bedroom with built-in wardrobes, radiator and uPVC framed double glazed window to the front.

### Bedroom Four

8'9" x 11'5" (2.69 x 3.48)

good size bedroom with radiator and uPVC framed double glazed window with rear aspect.

### Family Bathroom

having half-height wall tiling and a suite comprising panelled bath, wash hand basin, low level flush W.C., radiator and uPVC framed patterned double glazed window.

### Outside

The property is pleasantly positioned on the development and holds a good size corner plot at the junction of Sparrowhawk Way and Peregrine Way.

The front of the house is set back behind a low level brick wall, a neatly maintained established beech hedge and a garden finished to lawn. From the front there is side access to the rear garden.

The rear garden is enclosed to the road side by an attractive brick wall and is largely finished to lawn and shrubbed borders.

Detached double garage with twin up/over doors to the front. Also power, lighting and uPVC framed patterned double glazed courtesy door to the rear garden. Fronting the garage is driveway parking for two cars. Outside light and tap.

Within easy walking distance is Apley Castle Play Area, a playing field, woodland and Apley Pool, which ensures that all members of the family have easy access to places to exercise and play.

### Additional Information

**COUNCIL TAX:** We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band F.

**EPC RATING:** C (71)

**TENURE:** We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

**SERVICES:** We understand that mains water, electricity, gas and drainage are connected.

**BROADBAND AND MOBILE SERVICES:** We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors have made us aware that there are not mobile black spots within the property.

**ADDITIONAL CHARGES:** We understand that no additional charges are payable. (e.g. car chargers, solar panels)

**RIGHTS AND RESTRICTIONS:** We are not aware of any onerous rights or restrictions affecting the property.

**FLOODING ISSUES:** The property has not been subject to flooding in the past 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendors are not aware of any planned developments or permissions which could impact on the property.

**COAL FIELDS/MINING:** The property has not been affected by any mining related issues. However, Telford is an historic mining area and potential purchasers are requested to make their own enquiries with regard to this.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

### Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

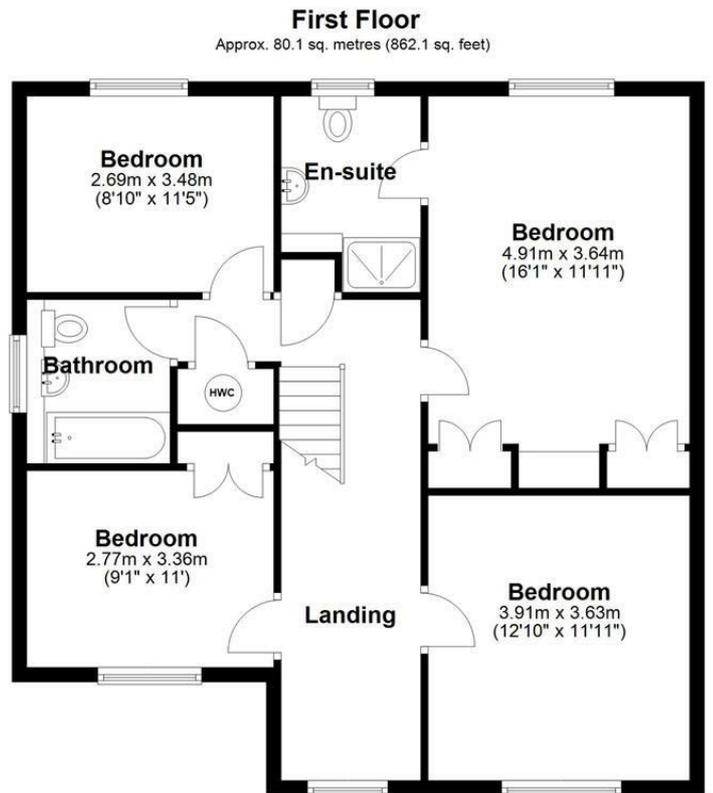
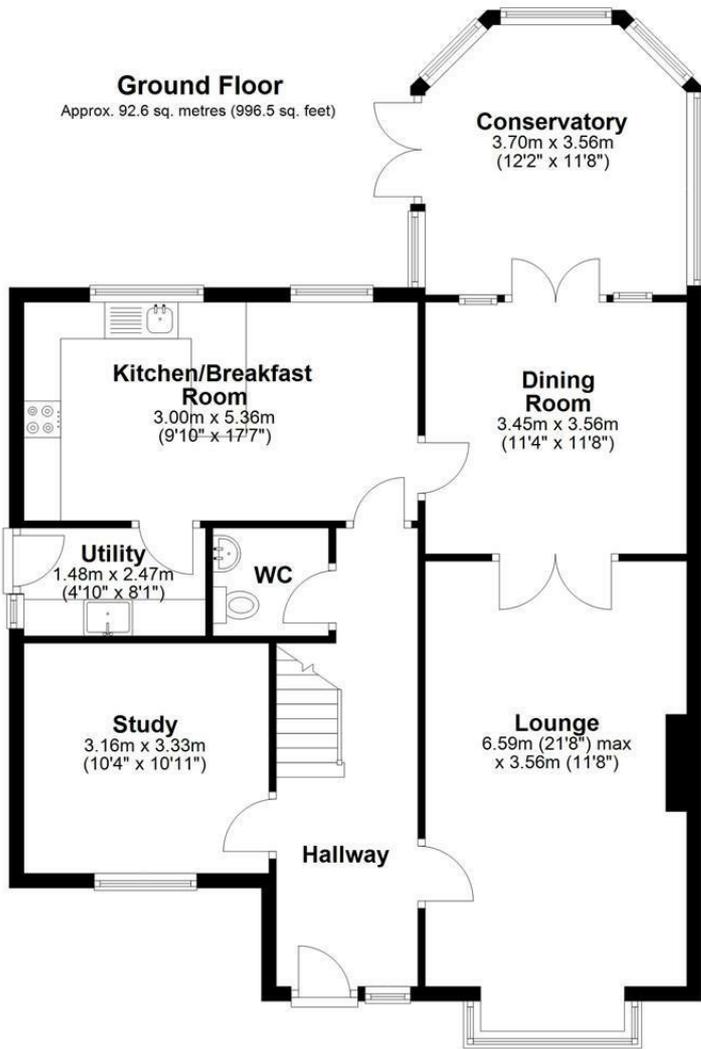
**HOMEBUYERS SURVEYS AND VALUATIONS** undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

**PROPERTY LETTING** – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 172.7 sq. metres (1858.7 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

