

50 Shoveller Drive, Apley TF1 6GQ



£ 4 6 5, 0 0 0 r e g i o n

This FIVE bedroom detached family home is located close to the popular Apley Woods, Princess Royal Hospital, a well regarded primary school and local shops. The accommodation includes entrance hallway with W.C. and storage cupboard, spacious lounge, dining room, study, kitchen/breakfast room and adjacent utility. The first floor offers four bedrooms (one with en-suite shower room) plus a family bathroom. The master suite sits on the second floor with built in wardrobes and an en-suite shower room.

Gated driveway parking, double detached garage, a pleasant low maintenance garden with patio areas for relaxation/outside dining, offering a mixture of sunshine and shade, plus a useful garden shed. There are lots of amenities in nearby Wellington and the M54 motorway can be reached within five minutes, giving access to the national motorway network.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |









Tenure Freehold **Council tax** Band F

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 1st August 2023