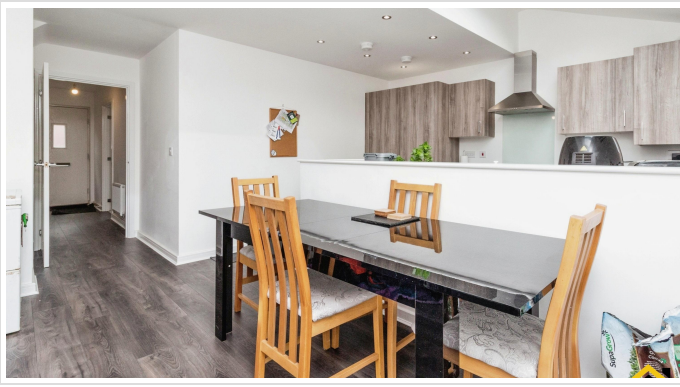


3 Bed Semi-Detached In Campanula Grove Apley , Wellington, Telford, TF1 6BH

£272,000





SHORT DESCRIPTION

Property Ref: 13408 Welcome to Campanula Grove, Apley, Wellington, Telford, TF1 6BH – a charming semi-detached house perfect for families or professionals seeking a comfortable and stylish home. This beautiful property boasts three spacious bedrooms and two modern bathrooms, providing ample space and convenience for all your needs. Key Features: Master Bedroom: A generous master bedroom offering a serene retreat, perfect for relaxation after a long day. Two Additional Bedrooms: Versatile spaces, with one currently utilized as an office, making it ideal for remote working or study. Upstairs Bathroom: Features a luxurious bath and a walk-in shower, providing a spa-like experience in the comfort of your own home. Downstairs Bathroom: Adds extra convenience for guests and family members. Living Room: A welcoming and cozy space, perfect for entertaining guests or enjoying quiet evenings. Open-Plan Kitchen and Dining Area: The heart of the home, this area boasts plenty of side space and dining space, making it perfect for cooking, dining, and socializing. Located in the desirable area of Apley, this home offers a perfect blend of tranquility and convenience, with easy access to local amenities, schools, and transport links. Don't miss the opportunity to make this delightful house your new home. Contact us today to arrange a viewing!. Property Type: Semi-detached Full selling price: £906666.67 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 30% Share price: £272000.00 Monthly rent based on % share:£472.03 Staircasing allowable: 100 Remaining lease (In Year): 989 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £230.16 Council tax band: C EPC rating: B Measurement: 984 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Driveway Heating Type: Double Glazing Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

3

Bed Room(s)

2

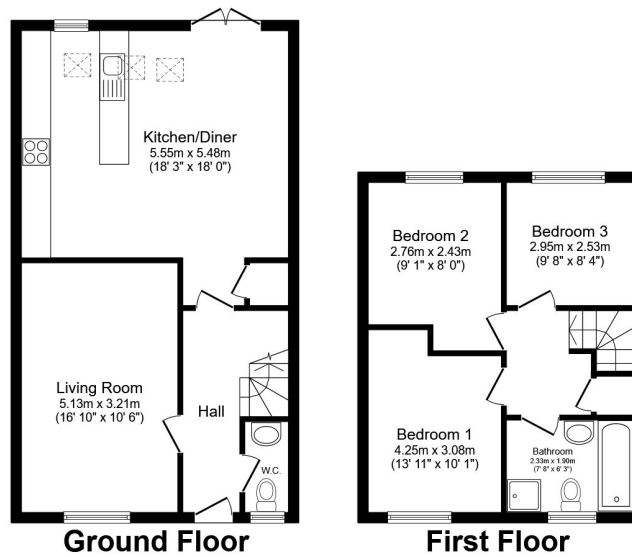
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



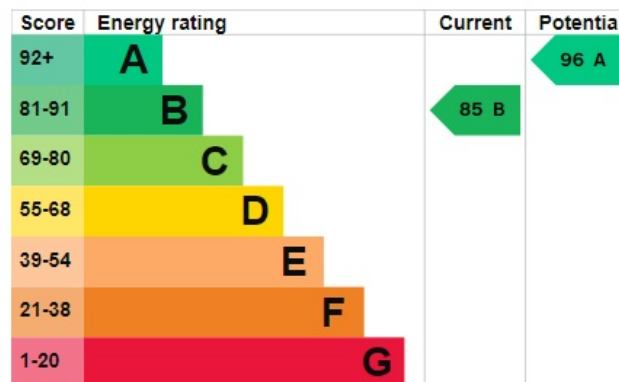
Total floor area 91.4 m² (984 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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