



FOR SALE

Offers in the region of £570,000

53 Shoveller Drive, Apley, Telford, TF1 6GQ

An impressive five-bedroom, three-storey detached executive home in the highly sought-after area of Apley. Offering generous living space throughout, including a stunning open-plan kitchen/diner, spacious lounge, two en-suites, gated driveway, double garage and a private rear garden. An ideal family home in a prime location — early viewing highly recommended.





- **Double Garage with Gated Driveway**
- **Large and Private Rear Garden**
- **Well-Proportioned Rooms**
- **Open-Plan Kitchen/Dining Room**
- **Versatile Accommodation**
- **Close to Amenities**

## DESCRIPTION

Set within the highly desirable area of Apley, this impressive and beautifully presented five-bedroom, three-storey detached executive home offers exceptional space, comfort, and versatility—perfect for modern family living.

From the moment you step inside, the sense of scale is immediately apparent. The welcoming entrance hall leads through to a generously proportioned lounge, ideal for relaxing or entertaining, while the spacious open-plan kitchen/diner forms the heart of the home—an inviting space designed for both everyday living and hosting. The kitchen is complemented by a separate utility room for added practicality, and a convenient downstairs W.C. completes the ground floor accommodation.

The first floor hosts three well-sized bedrooms, including a fantastic principal bedroom benefiting from its own en-suite shower room, alongside a contemporary family bathroom. Ascending to the second floor, you'll find two further exceptionally spacious bedrooms, both offering excellent flexibility for growing families, home offices, or guest accommodation, served by a well-appointed Jack & Jill shower room.

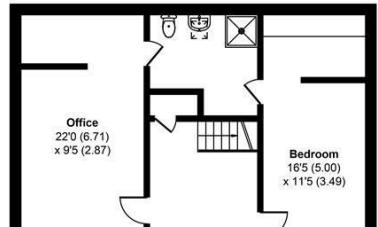
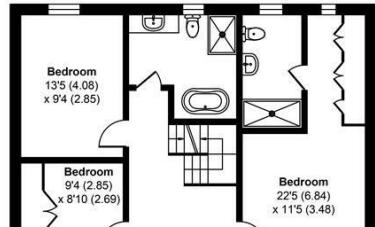
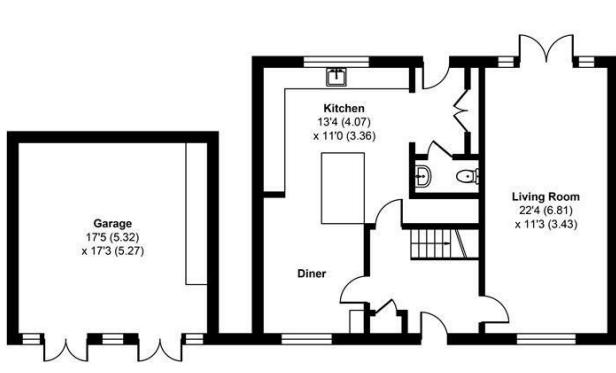
Externally, the property continues to impress with a gated driveway providing ample parking and access to a double garage. To the rear, the private garden is mainly laid to lawn, offering a great outdoor space for families, complemented by a patio area ideal for outdoor dining and summer entertaining.

This outstanding home effortlessly combines generous living space with a sought-after location, and early viewing is highly recommended to fully appreciate everything this superb property has to offer.

## LOCATION

Set within the highly desirable area of Apley, this home enjoys a fantastic balance of convenience and green space. Apley Castle Park and its historic woodlands are just a short stroll away, perfect for family walks and outdoor leisure. Everyday amenities and a well-regarded primary school are close by, while excellent road links place the Princess Royal Hospital, the charming market town of Wellington, and the vibrant shopping, dining, and entertainment at Telford Town Centre all within easy reach. For commuters, the M54 provides swift access to the wider West Midlands and the county town of Shrewsbury.

## ROOMS



Approximate Area = 2170 sq ft / 201.6 sq m  
 Garage = 301 sq ft / 28.0 sq m  
 Total = 2471 sq ft / 229.6 sq m  
 For identification only - Not to scale

Garage  
 17'5" (5.32) x 17'3" (5.27)

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception  
Room/s



5 Bedroom/s



3 Bath/Shower  
Room/s



## GROUND FLOOR

### ENTRANCE HALL

### W.C.

### LOUNGE

22'4" x 11'3"

### KITCHEN/DINER

13'4" x 11'0"

### UTILITY ROOM

### FIRST FLOOR

### LANDING

### MAIN BEDROOM

22'5" x 11'5"

### EN-SUITE

### BEDROOM TWO

13'4" x 9'4"

### BEDROOM THREE

9'4" x 8'9"

### FAMILY BATHROOM

### SECOND FLOOR

### BEDROOM FOUR

22'0" x 9'4"

### BEDROOM FIVE

16'4" x 11'5"

### JACK AND JILL EN-SUITE

### EXTERNAL

## GARDEN

### LOCAL AUTHORITY

Telford and Wrekin Council.

### COUNCIL TAX BAND

Council Tax Band: F

### POSSESSION AND TENURE

Freehold with vacant possession on completion.

### VIEWINGS

Strictly by appointment with the selling agent.

### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



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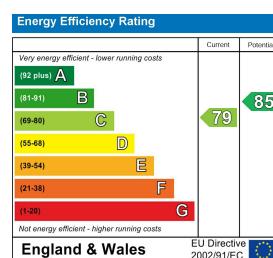
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Rating



01952 971800

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