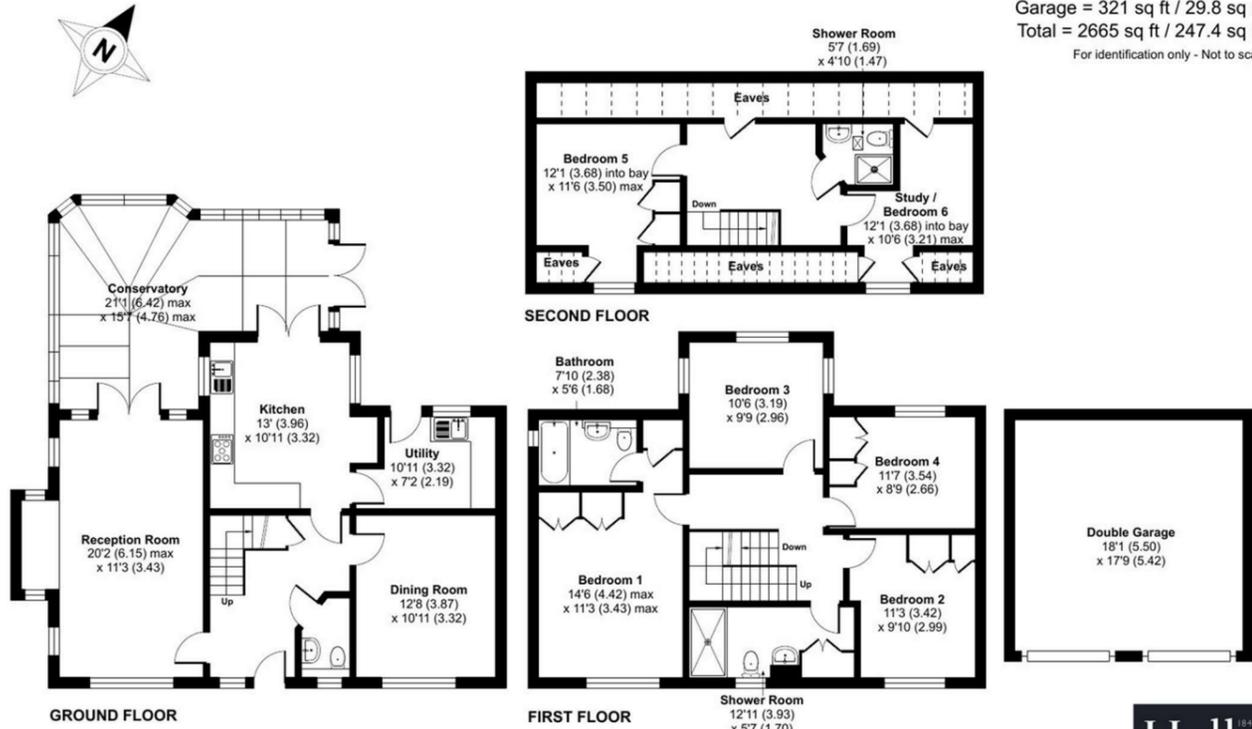


FOR SALE

16 Merlin Coppice, Apley, Telford, TF1 6TB



Approximate Area = 2156 sq ft / 200.2 sq m
Limited Use Area (s) = 188 sq ft / 17.4 sq m
Garage = 321 sq ft / 29.8 sq m
Total = 2665 sq ft / 247.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1355960



FOR SALE

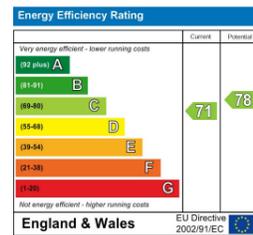
Offers in the region of £590,000

16 Merlin Coppice, Apley, Telford, TF1 6TB

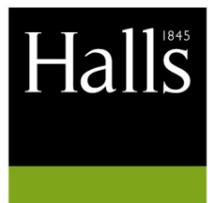
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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



This beautifully presented detached home, set on a generous corner plot, offers spacious and versatile living across three floors. Recently redecorated, it features a high-spec kitchen, refitted bathroom and shower rooms, and oak flooring throughout the main reception areas. With six bedrooms, including a luxurious master suite, multiple reception rooms, a large conservatory, and a stunning landscaped garden, this property perfectly balances elegance, comfort, and practicality—ideal for family living and entertaining. A detached double garage and ample parking complete this impressive home.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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- No Chain
- Six Bedrooms
- Desirable Area
- Total ft² - 2167
- Well-Presented Throughout
- Three Large Reception Rooms

The modern breakfast kitchen, accessible from both the hallway and conservatory, is fitted with a comprehensive range of traditional-style base and wall units, complemented by durable granite work surfaces and a tiled floor. A well-appointed utility room sits to the side, with a courtesy door leading to the rear garden.

On the first floor, the master bedroom enjoys a front aspect, fitted wardrobes, and a stylish en-suite bathroom. Three further double bedrooms—two with fitted wardrobes—share the refitted shower room, complete with a generous walk-in shower, wash basin, and WC.

The second floor offers two additional bedrooms: a spacious double with fitted wardrobes and eaves storage, and a large single currently used as an office, also with eaves storage. Both are served by a further shower room.

Outside, the property is equally impressive. To the front and side, landscaped borders with established trees, shrubs, and perennials complement the lawned areas. A double-width driveway provides parking for up to four vehicles and leads to a detached double garage with electric doors, power, and lighting. Additional parking is available on the driveway alongside the property.

The fully enclosed rear garden has a large lawn, mature planting, and multiple patio/seating areas positioned to catch the sun throughout the day. Offering colour, privacy, and charm, it is the perfect outdoor space for relaxation and entertaining.

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.

GROUND FLOOR

ENTRANCE HALL

LOUNGE
20'2" x 11'3"

DINING ROOM
12'8" x 10'10"

KITCHEN
12'11" x 12'10"

CONSERVATORY
21'0" x 15'7"

UTILITY ROOM
8'11" x 7'2"

W.C

FIRST FLOOR

MASTER BEDROOM
17'8" x 11'3"

EN-SUITE

BEDROOM 3
11'2" x 9'9"

BEDROOM 4
11'7" x 8'8"

BEDROOM 5
10'5" x 9'8"

BATHROOM

SECOND FLOOR

BEDROOM 2
12'0" x 10'6"

STUDY
12'0" x 11'5"

SHOWER ROOM

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band: F

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
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.