



SAMUEL WOOD

27 Goldcrest Grove, Apley, Telford, Shropshire, TF1 6TA
Offers In The Region Of £795,000



27 Goldcrest Grove

Apley, Telford, Shropshire, TF1 6TA



- Exceptional Five Double Bedroom Residence
- Generous Plot With Beautifully Landscaped Gardens
- Exceptional Entertaining And Living Accommodation
- Three Bedrooms With Private En-Suites
- Highly Desirable Apley Residential Location
- Superbly Extended Executive Family Home
- Stunning Bespoke Refitted Kitchen Dining Space
- Luxurious Principal Suite With Dressing Area
- Impressive Double Garage And Extensive Parking
- EPC Rating C

Welcome to this outstanding and superbly extended five double-bedroom detached executive home, occupying a generous plot within the highly sought-after area of Apley, Shropshire. Offering an exceptional amount of versatile living accommodation, this impressive property is ideally suited to modern family life, entertaining and working from home. The beautifully refitted kitchen/dining room provides a superb central hub, with bi-fold doors opening onto the landscaped gardens and creating an excellent connection between the indoor and outdoor spaces. Further highlights include multiple reception rooms, a dedicated home office, family/cinema room and home gym. With five double bedrooms, four bathrooms, a double garage and extensive driveway parking, this is a substantial family home in a desirable location with excellent local amenities and road links.

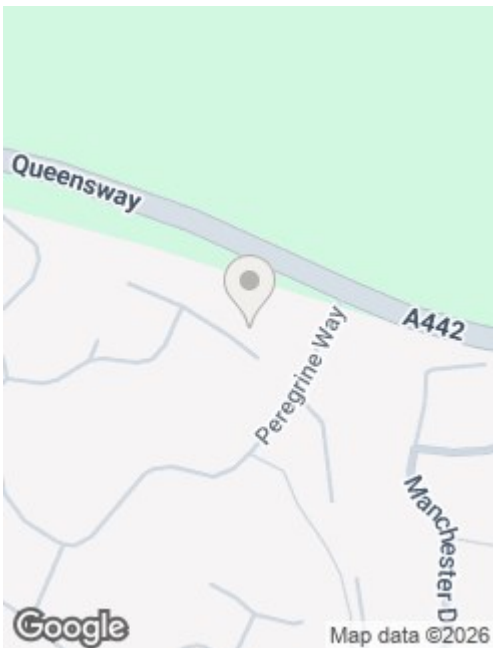
The ground floor offers an exceptional amount of versatile accommodation, with a welcoming entrance hallway leading to the sitting room, dining room and spacious living room. The living room and dining room both benefit from bi-fold doors, creating a wonderful connection with the landscaped gardens. At the heart of the home is the stunning refitted kitchen/dining room, which provides an impressive space for both everyday family living and entertaining, with further bi-fold doors opening onto the gardens. The ground floor is completed by a useful home office, family/cinema room and home gym, together with a utility room and ground floor WC.

To the first floor are five generously proportioned double bedrooms, providing excellent accommodation for a growing family or those requiring additional space for guests. The main bedroom benefits from a dedicated dressing area with extensive wardrobe space, together with a luxurious en-suite bathroom. Two further bedrooms also benefit from their own private en-suite facilities, with one of these bedrooms additionally having a separate WC and washbasin. A well-appointed family bathroom serves the remaining bedrooms. The excellent bedroom provision, combined with the four bathrooms, makes this an exceptionally practical and comfortable family home.

Externally, the property occupies an excellent-sized plot with beautifully landscaped gardens providing an attractive setting and excellent space for outdoor entertaining and family enjoyment. The bi-fold doors from the kitchen/dining room, living room and dining room make the gardens particularly accessible and create a seamless flow between the indoor and outdoor spaces. There is also a useful covered storage area, while to the front is extensive driveway parking providing ample space for multiple vehicles, together with a double garage. The property is ideally situated within the highly desirable area of Apley, with excellent access to local shops, schools and recreational facilities, as well as convenient road links to Wellington, Telford and the wider Shropshire area.







Directions

What3words: ///ketchup.duplicity.fruits

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 4 Mbps, Superfast 52 Mbps & Ultrafast 1800 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

Council Tax Band: G

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

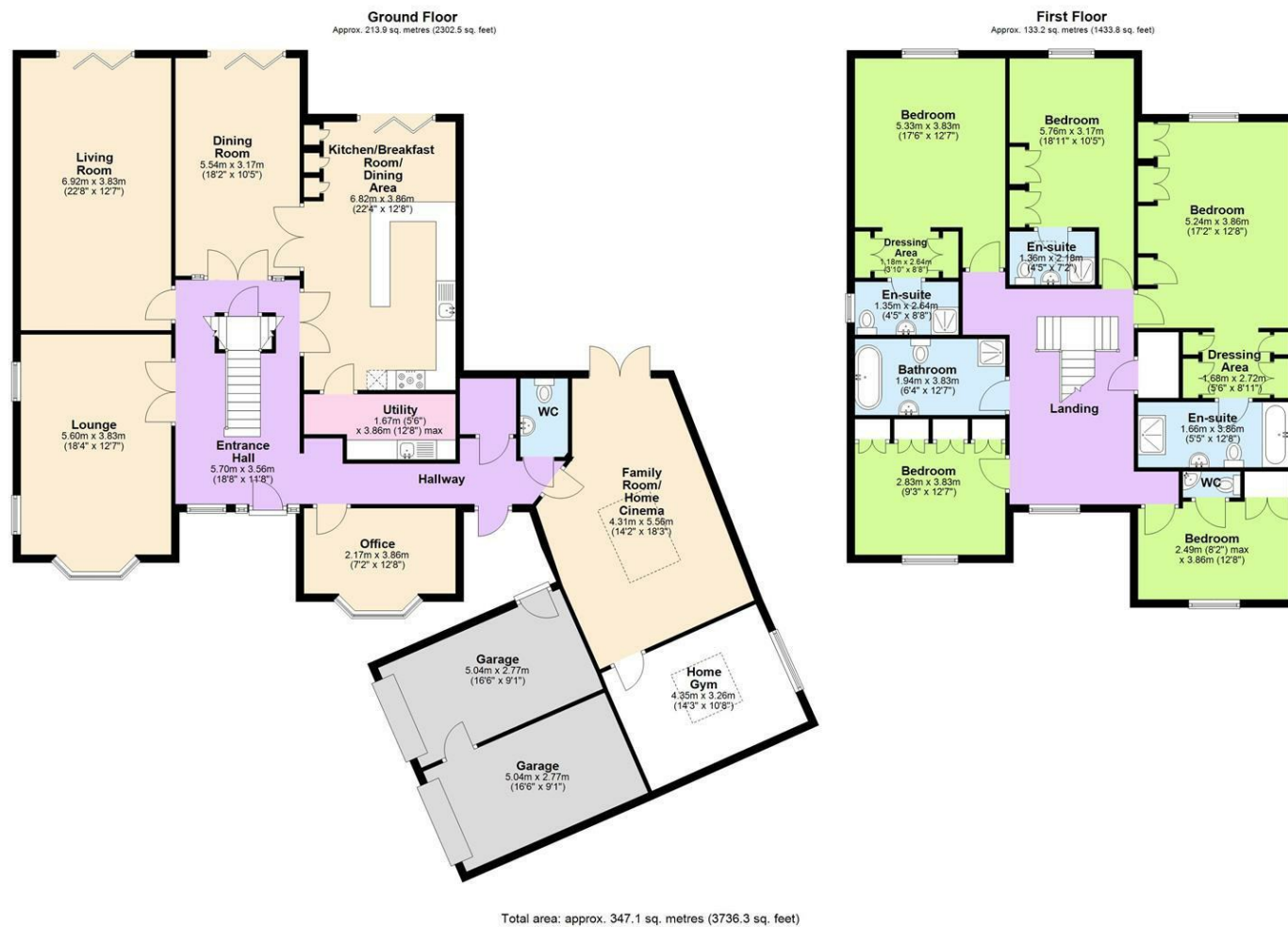
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler; a link will be emailed to you when your offer has been accepted.





Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk