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**Mount Fields Main Road, Ketley Bank, Telford, TF2 0DQ**  
**Offers In The Region Of £225,000**

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# Mount Fields Main Road, Ketley Bank, Telford, TF2 0DQ

## Offers In The Region Of £225,000



The property is located in the popular residential district of Ketley Bank and is about 3/4 of a mile from Oakengates district centre with its range of local amenities including shops, Post Office, primary school, doctors' surgeries, park, bus and train stations. Telford Town Centre, with its covered shopping centre, retail parks and Southwater leisure development is a little over 2 miles away.

Mount Fields is a lovely, well presented and much improved mature three bedroomed semi-detached house with off road parking to the front and enclosed garden to the rear. The house has been significantly updated by the current owners over the years, with works to include refitted modern kitchen, woodburning stoves to the lounge and dining fireplaces. The gas centrally heated and double glazed accommodation is set out in more detail as follows:-

Composite panelled double glazed entrance door to

### Enclosed Porch

having engineered oak floor and light fitting. Inner glazed door to

### Entrance Hall

having radiator and understairs cupboard with window. Central heating boiler.

### Lounge

12'0" x 10'4" (3.68 x 3.15)

a lovely front reception room having feature bow window to the front with uPVC framed double glazed units. Working woodburning stove and radiator.

### Dining Kitchen

12'0" (max) x 16'3" (3.66 (max) x 4.96)

Dining area with working woodburning stove and radiator. Engineered oak flooring, extending to the kitchen.

Kitchen having a good range of modern fitted base and wall mounted cupboards and comprising a porcelain sink unit with 1/2 cupboard below and corner cupboard to the side having woodblock effect worktop to finish. Integrated electric oven with 4 ring ceramic hob above and filter extractor hood over. Further corner cupboard and 4 drawer unit, again with matching worktops to finish. Various wall cupboards and small breakfast bar.

### Sun Room

5'4" x 12'4" (1.64 x 3.77)

accessed off the dining kitchen, having plumbing connection for a washing machine. Patio door to rear garden.

From the entrance hall, stairs to

### Landing

with spindle balustrade. uPVC framed double glazed window. Access hatch to loft.

### Bedroom One

12'4" x 9'11" (3.77 x 3.03)

a double size bedroom with bow window to the front having uPVC framed double glazed units. Radiator.

### Bedroom Two

11'10" x 10'6" (3.63 x 3.22)

a double size bedroom with uPVC framed double glazed window with rear aspect.

### Bedroom Three

6'5" x 6'0" (1.98 x 1.84)

uPVC framed double glazed window to the front. Radiator.

### Bathroom

having modern white suite comprising panelled bath with electric shower over. Wash hand basin with vanity unit below. Low level flush W.C. Full height wall tiling above bath. uPVC framed double glazed window. Tiled floor. Radiator. Built-in over the stairs cupboard.

### Outside

The front of the house has been entirely finished to block pavements and provides off road parking for two cars. From the front, gated side access to the rear garden.

The enclosed rear garden has been landscaped to areas of slabbed patio and lawn. Integrated store and separate paved seating area behind shed.

### Additional Information

**COUNCIL TAX:** We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band B.

**EPC RATING:** D (61)

**TENURE:** We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

**SERVICES:** We understand that mains water, electricity, gas and drainage are connected.

**BROADBAND AND MOBILE SERVICES:** We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors have made us aware that there are not mobile black spots within the property.

**ADDITIONAL CHARGES:** We understand no additional charges are payable. (e.g. car chargers, solar panels)

**RIGHTS AND RESTRICTIONS:** We are not aware of any onerous rights or restrictions affecting the property.

**FLOODING ISSUES:** The property has not been subject to flooding in the past 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendors are not aware of any planned developments or permissions that would impact the property.

**COAL FIELDS/MINING:** The property has not suffered from any mining related issues. However, Telford is an historic mining area and potential purchasers are encouraged to make their own enquiries with regards to this.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519  
Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

### Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

**HOMEBUYERS SURVEYS AND VALUATIONS** undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

**PROPERTY LETTING** – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

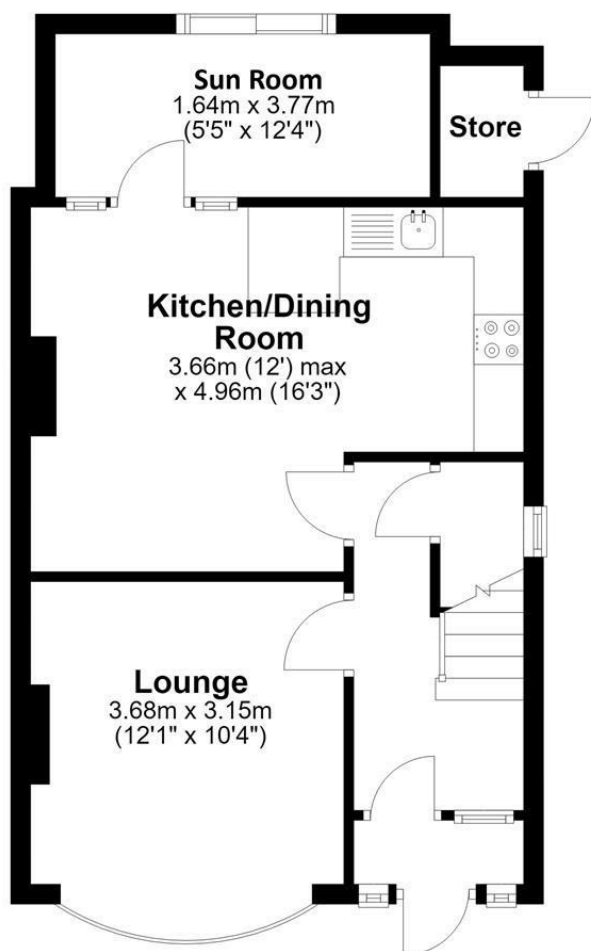




| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
|                                             | <b>61</b> | <b>77</b>               |
| England & Wales                             |           | EU Directive 2002/91/EC |

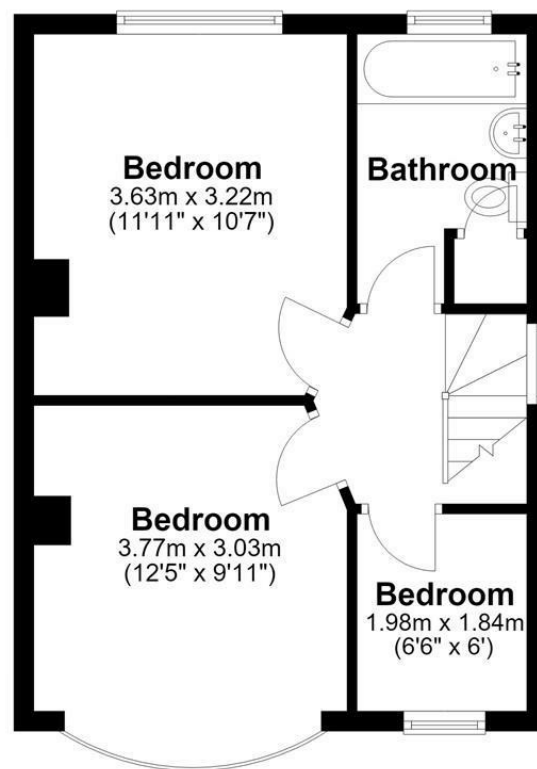
## Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



## First Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



Total area: approx. 76.3 sq. metres (821.3 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.