



**Estate Agents
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26 Blacksmiths Drive, Ketley Bank, Telford, TF2 0EH

Offers In The Region Of £120,000



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Ketley Bank is a well established residential area of Telford, with good links to the M54 motorway, A442 and the wider road network of Telford. Most local amenities are available including the Wrekin Retail Park (about 2.8 miles away) and Telford Town Centre, with its covered shopping centre, retail parks, Southwater leisure development and train station is approximately 2 miles away. The market town of Wellington is a short drive away. The area is served by several primary schools and secondary schools, including the Hadley Learning Community.

Available with No Upward Chain

No. 26 Blacksmiths Drive is a first floor apartment with two double bedrooms, located in a cul-de-sac off Bank Way, which is the main road through Ketley Bank.

The double glazed and gas centrally heated accommodation is set out in further detail below:-

Composite entrance door leading to:-

Entrance Hall

having radiator and stairs rising to

Landing

with hatch to loft.

Kitchen

5'10" x 8'8" (1.80 x 2.65)

with a range of base and wall mounted cream coloured units with contrasting work tops. Electric oven with 4 ring electric hob above and extractor hood over. Space for a larger style fridge-freezer. Space and plumbing provision for a washing machine. Stainless steel single basin single drainer sink unit with mixer tap. uPVC framed double glazed window with rear aspect. Tiled floor. Walls tiled to half height.

Lounge/Diner

18'8" x 10'4" (5.70 x 3.16)

having dual aspect uPVC framed double glazed windows. Two radiators. Laminate flooring.

Bedroom One

10'4" x 10'3" (3.16 x 3.14)

a double sized room having rear aspect uPVC framed double glazed window. Built-in cupboard/wardrobe. Radiator.

Bedroom Two

9'8" x 10'4" (2.95 x 3.15)

a double sized room with cupboard over stairs. Radiator. uPVC framed double glazed windows with front aspect.

Bathroom

having a white suite comprising low level flush W.C., sink and bath with mains fed shower over. Shower screen. Radiator. Rear aspect uPVC framed double glazed window with patterned glass. Tiled floor and walls partially tiled.

Outside

The property is approached over the residents car park and there is a space for residents of the property. (To be confirmed by solicitors).

The flat has access to a private garden (not shared with any of the other properties), which is not adjacent to the building and has to be accessed via the road to the left when exiting the flat, around the corner.

Additional Information

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

EPC RATING: C (76)

TENURE: We are advised by the Vendor, that the property is held leasehold with approximately 65 years left on the lease (99 years from 01/10/1992). The vendors are in the process of extending the lease. Vacant possession will be given upon completion. Ground Rent is £50 per annum (paid April and October).

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.

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

RIGHTS AND RESTRICTIONS: We are not aware of 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 planning permissions or developments that would affect the property.

COAL FIELDS/MINING: The property has not been affected by any mining related issues. Telford is an historic mining area and potential purchasers

are advised to make their own enquiries with regards to this issue.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: From B4347 Mossey Green Way, turn into Bank Way, Ketley Bank. Take the 2nd right hand turning into Ryebank Road and then 1st right hand turn into Blacksmiths Drive. About half way down on the right hand side is the residents car park. The property can be found towards the top left corner of the car park.

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

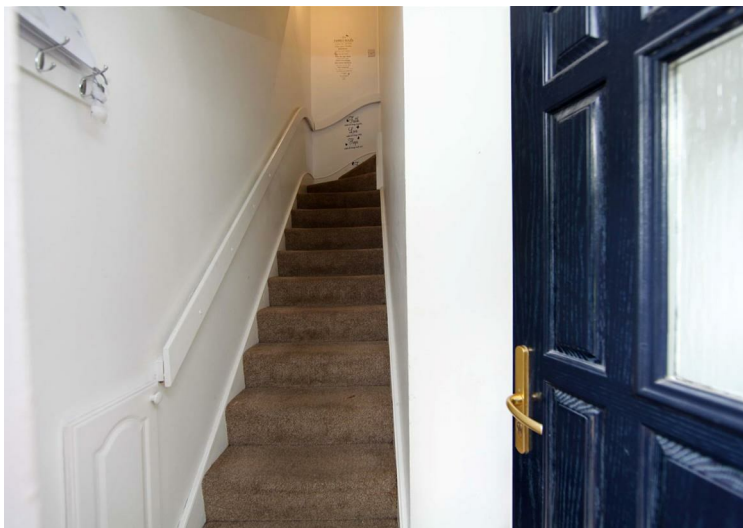
nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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.

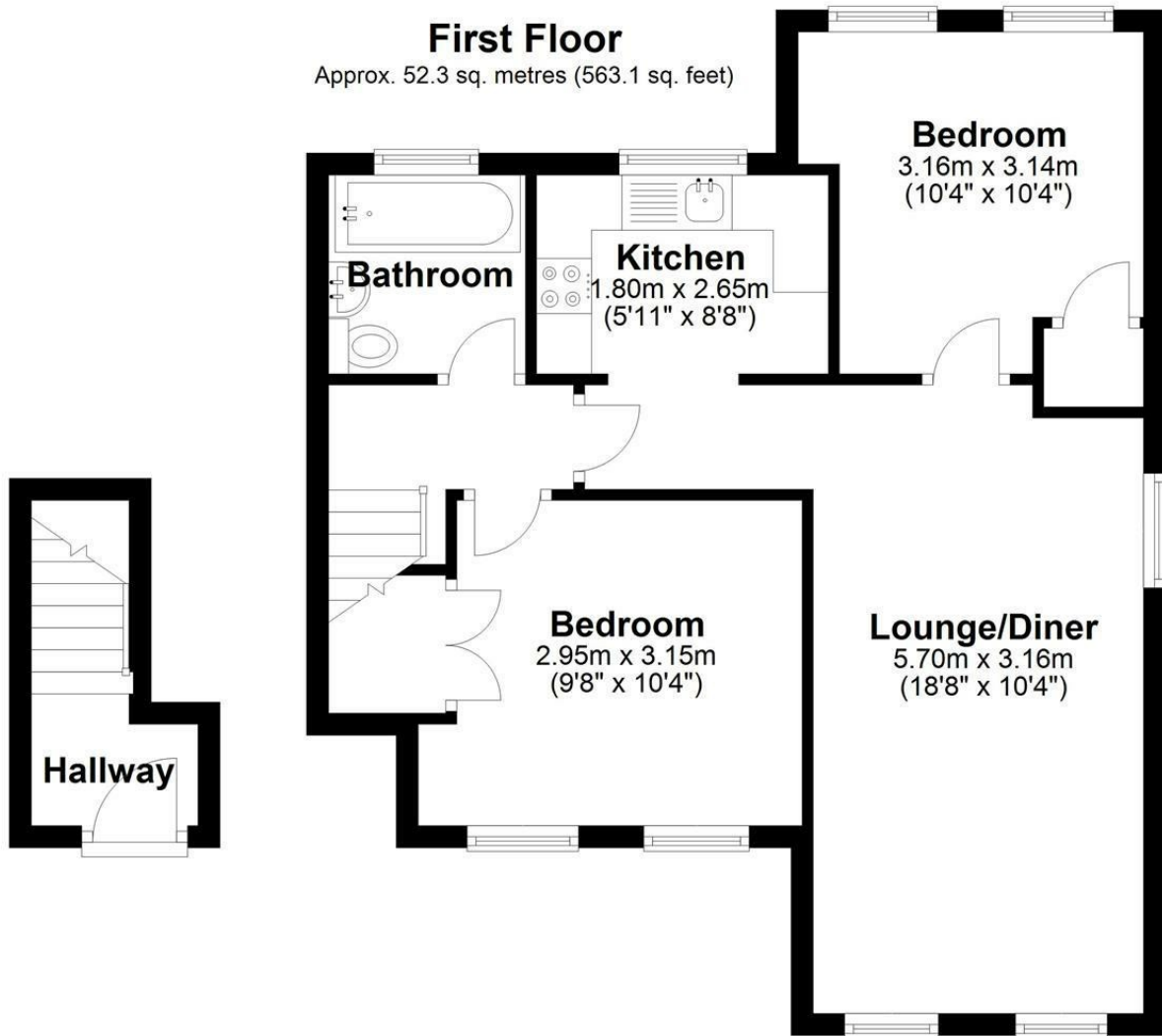




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

First Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



Total area: approx. 52.3 sq. metres (563.1 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.

