



**Estate Agents
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**7 West View Bratton Road, Admaston, Telford, TF5 0BU
Offers In The Region Of £190,000**



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Bratton is located approximately 2 miles from the market town of Wellington, which has a good range of high street shops, supermarkets, doctor and dental practices, train and bus stations and secondary schools. There is a primary school in Bratton, together with a small parade of shops and pub/restaurants in nearby Admaston and Shawburch.

The property in more detail:-

Recess Porch with composite panelled front entrance door.

Entrance/Through Hall
having radiator.

Full Depth Lounge
having uPVC framed windows front and rear. Two radiators. An open fireplace with painted brickwork surround and hearth.

Dining Room
built-in cupboards, radiator and uPVC framed double glazed window with rear aspect. Off is a

Good size Walk in Pantry Cupboard
having quarry tiled floor, radiator, settlers and window.

Kitchen
having a range of matching base and wall mounted cupboards, with the former finished in roll edge work top. Inset stainless steel sink unit. Recess to the side having plumbing for a washing machine. Recess for electric cooker. Radiator. uPVC framed double glazed window. Door to rear hall.

Rear Hall
with external side door. Off the rear hall is a cloakroom/W.C. Also store room and former coal store.

Cloakroom/W.C.
with low level flush W.C., radiator and window.

From the entrance hall, stairs to

Landing
having uPVC framed double glazed window. Built-in airing cupboard with lagged hot water cylinder. Access hatch to loft. Radiator.

Bedroom One
is a double size with uPVC framed double glazed window. Radiator.

Bedroom Two
is also a double size room with feature fireplace. Built-in wardrobe. Radiator. uPVC framed double glazed window.

Bedroom Three
a single size bedroom with uPVC framed double glazed window to the front. Radiator. Built-in single wardrobe.

Bathroom
a modern white suite comprising an enamel surfaced bath with electric shower over. Low level flush W.C. with wash hand basin and uPVC framed patterned double glazed window. Radiator.

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

EPC RATING: E (53)

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 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: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: We are not aware of any mining related issues having affected the property. Telford is an historic mining area and potential buyers are advised 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

WHG Agents Notes

*The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

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.

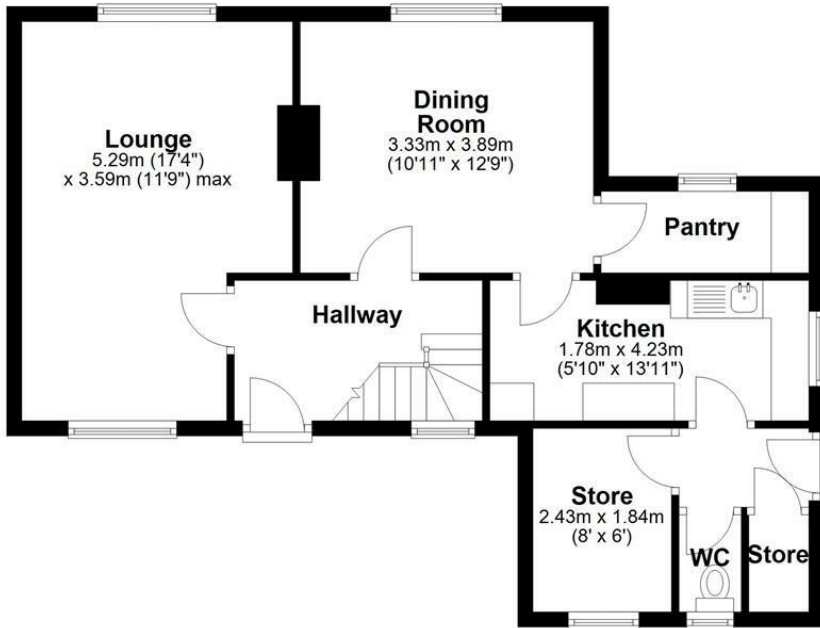




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

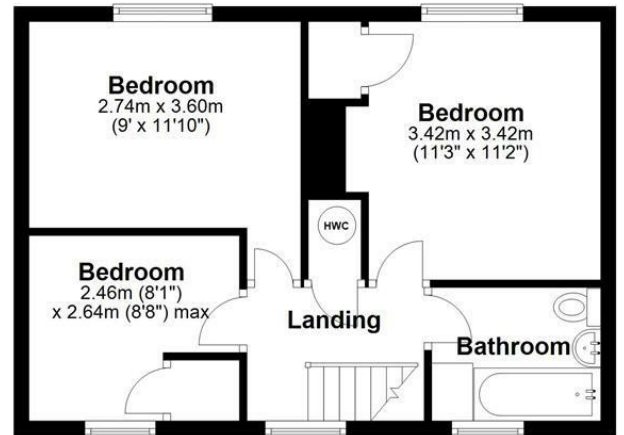
Ground Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



Total area: approx. 97.5 sq. metres (1049.0 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.