



**Estate Agents
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2 Sheepwell Court, Ketley Bank, Telford, TF2 0EA
Offers In The Region Of £170,000

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No. 2 Sheepwell Court is a well presented two bedroomed terraced house benefitting from an allocated parking space to the front.

Ketley Bank is a well established residential area of Telford. Most local amenities are available within a short drive including the Forge Retail Park, Wrekin Retail Park, junctions 5 & 6 of the M54, and Telford Central railway station. Telford Town Centre, with its covered shopping centre and Southwater leisure development is close by. The market town of Wellington is less than 4 miles away, and the larger towns of Shrewsbury and Stafford are easily accessible by car or public transport. The area is served by several primary schools and secondary schools, including the Hadley Learning Community.

The property in more detail:-

Edwardian style composite panelled entrance door to

Lounge/Diner

18'8" x 10'3" (5.71 x 3.14)

full depth room with laminate flooring and panelled radiator. Off is a useful understairs cupboard. uPVC framed double glazed French doors to

Conservatory

9'3" x 7'7" (2.83 x 2.33)

having cavity brick base walls with uPVC framed double glazed units above and a lipped translucent polycarbon roof. Ceramic tiled floor and power points. Ceiling mounted light fitting with integral fan. uPVC framed double glazed French door to rear garden.

Kitchen

8'6" x 5'2" (2.60 x 1.60)

modern fitted kitchen comprising a stainless steel sink unit with corner cupboard below. Recess to the side having plumbing connection for a washing machine. Return work surface with drawer unit below. Space for electric or gas cooker with filter extractor hood above. Further half corner cupboard with roll edge worktop to finish. Recess for upright fridge freezer. Splash back wall tiling and laminate flooring. uPVC framed double glazed window with outlook to the front.

Stairs from the lounge to

Landing

with access hatch to loft.

Bedroom One

9'2" x 10'3" (2.81 x 3.14)

having two uPVC framed double glazed windows with outlook to rear garden. Radiator. Built-in double wardrobe and separate cupboard housing the gas fired combination boiler.

Bedroom Two

9'2" (max) x 7'7" (2.80 (max) x 2.33)

uPVC framed double glazed window to the front. Radiator. Built-in wardrobe.

Bathroom

lovely modern white suite comprising panelled bath with chrome shower over off mixer tap. Pedestal wash hand basin. Low level flush W.C. Half height wall tiling. Radiator. uPVC framed patterned double glazed window.

Outside

The property includes one allocated parking space immediately in front of the house.

The enclosed rear garden has been landscaped and is neatly set out to slatted patio and established lawn beyond. Timber garden shed. Gated rear access.

Additional Information

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

EPC RATING: C (71)

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 that no additional charges

are payable.(e.g. car chargers, PV cells etc.)

RIGHTS AND RESTRICTIONS: We are 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 may impact the property.

COAL FIELDS/MINING: The vendors are not aware of any mining related issues having affected the property. Telford is an historic mining area and prospective purchasers are advised to make their own enquiries regarding this issue.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: 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 Smart Search 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 £25.00 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.

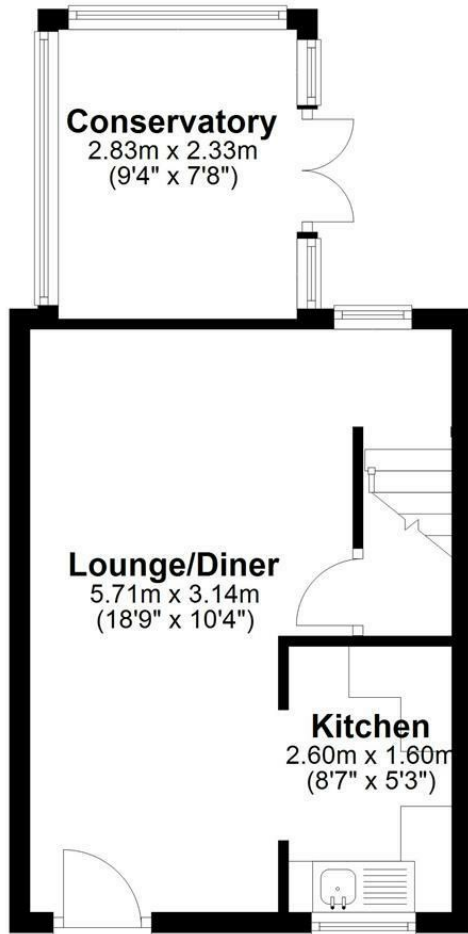




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

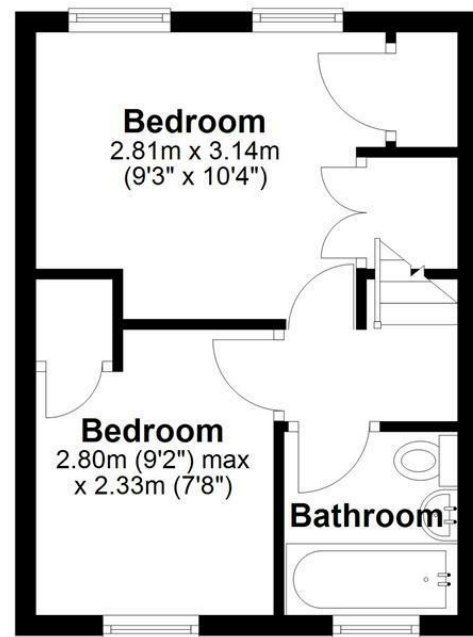
Ground Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



First Floor

Approx. 23.6 sq. metres (254.0 sq. feet)



Total area: approx. 53.4 sq. metres (575.1 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.