



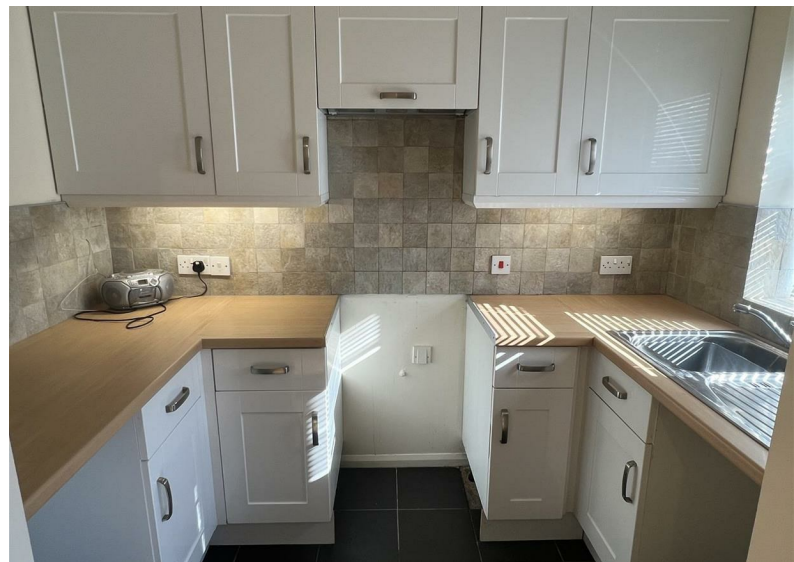
**Estate Agents  
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**23 Blacksmiths Drive, Ketley Bank, Telford, TF2 0EH**

**Offers In The Region Of £169,950**





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### **\*\*NO UPWARD CHAIN\*\***

Most local amenities are available including the Wrekin Retail Park (about 1.5 miles away) as is junction 6 of the M54. Telford Town Centre, with its covered shopping centre, retail parks, Southwater leisure development and train station is approximately 2.5 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.

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

Front door into...

### **Lounge / Dining Room**

18'9" x 10'4" max (5.72 x 3.15 max)

Having sliding double glazed doors to the rear garden and two radiators. Storage cupboard with light and power. Arch into...

### **Kitchen**

8'5" x 5'2" (2.58 x 1.60)

Base and wall mounted units comprising cupboards and drawers with shaker fronts and wood effect work surfaces above. Stainless steel wash basin with drainer. Space for oven, fridge and washing machine. Front aspect double glazed window.

Staircase from the Lounge / Dining Room rise to the first floor Landing.

### **Main Bedroom**

10'3" x 9'8" (3.14 x 2.95)

Double bedroom having two rear aspect double glazed windows and radiator. Built-in cupboard housing the combination boiler and built-in double wardrobe.

### **Second Bedroom**

9'1" x 7'8" (2.78 x 2.34)

Front aspect double glazed window and radiator. Built-in cupboard with hanging rail.

### **Bathroom**

Being partially tiled having a panelled bath with electric shower

head. Low-level flush WC and pedestal wash basin. Front aspect double glazed window and radiator.

### **Outside**

The car park to the front of the property provides one allocated parking space. A slabbed path leads to the front door with lawn to the side. Gated side access leads to the enclosed rear garden, set to slabbed patio and lawn areas.

### **Additional Information**

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

EPC RATING: C (73)

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.

ADDITIONAL CHARGES: TBC

RIGHTS AND RESTRICTIONS: TBC

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: Telford is a historic coal mining area but no mining related issues have been reported.

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.

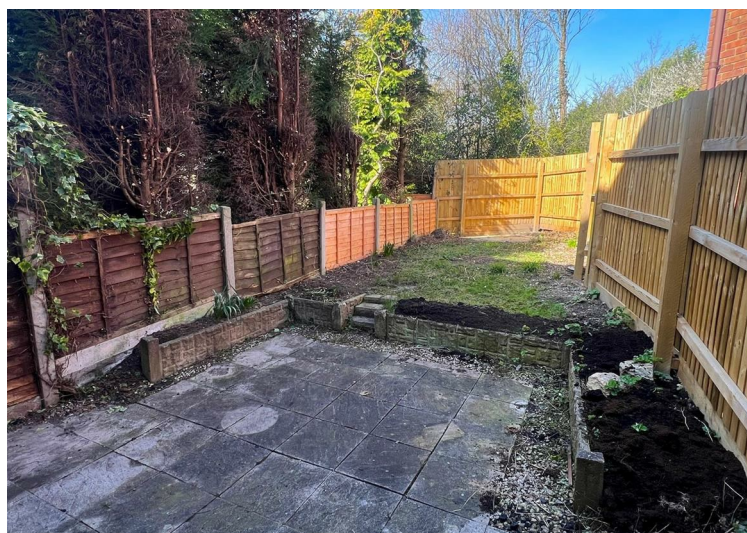
4. The text, photographs and plans are for guidance only and

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 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.



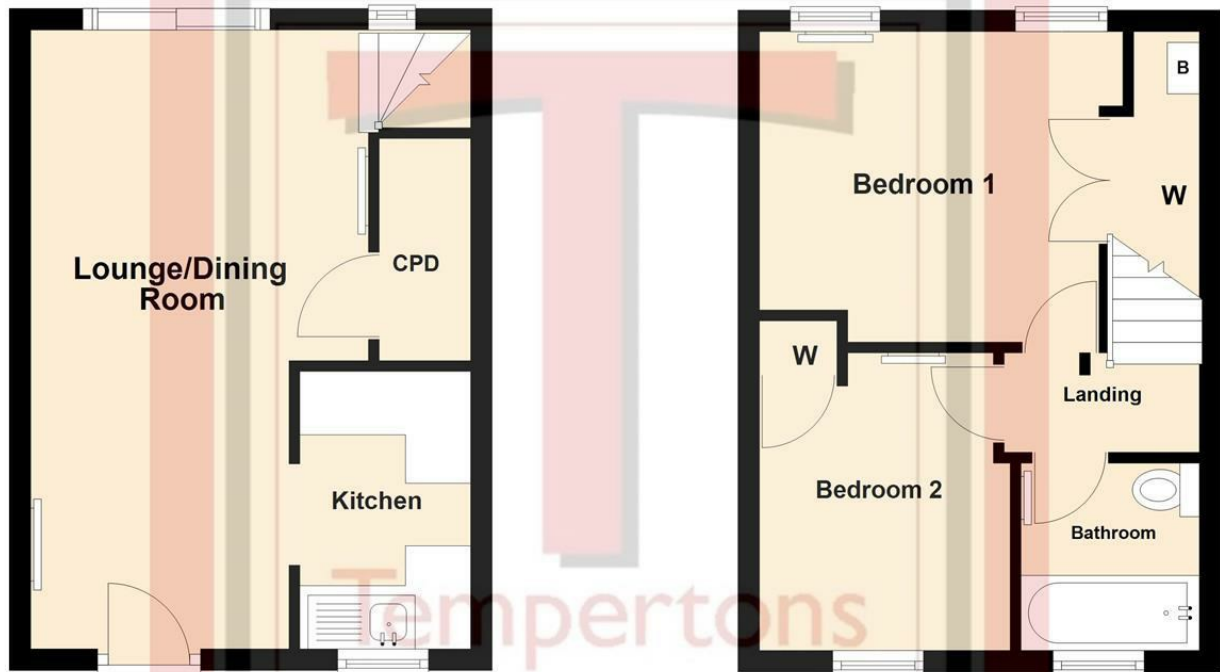




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Ground Floor** Approx. 23.7 sq. metres (255.2 sq. feet)

**First Floor** Approx. 23.7 sq. metres (255.2 sq. feet)



Total area: approx. 47.4 sq. metres (510.3 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.  
Plan produced using PlanUp.

**23 Blacksmiths Drive, Kelley Bank, Telford**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

