



**Estate Agents
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2 Cleveland Avenue, High Ercall, Telford, TF6 6AH
Offers In The Region Of £235,000

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High Ercall is a popular village location with amenities including a shop with Post Office, tennis courts and village hall. There is a primary school located in the village and a medical centre. The market town of Wellington with its range of shops, leisure facilities, market, supermarkets and train station is about 5 miles south east. Telford Town Centre, with its covered shopping centre and retail parks is under 10 miles away.

Available with No Upward Chain

2 Cleveland Avenue is a good size three bedroomed semi-detached house. The property in more detail:-

Composite panelled entrance door to

Entrance Hall

with radiator.

Full Depth Lounge

17'3" x 11'8" (max) (5.26 x 3.58 (max))

with uPVC framed double glazed windows front and rear.

Feature fireplace with inset electric fire. Panelled radiator.

Separate Dining Room

10'11" x 12'10" (3.34 x 3.92)

uPVC framed double glazed window with rear aspect to the garden. Radiator. Off is an understairs cupboard with patterned double glazed window and shelving.

Breakfast Kitchen

14'6" x 8'6" (max) (4.42 x 2.60 (max))

having a range of fitted base and wall mounted cupboards to include a single basin sink unit with single cupboard beneath. Recess to the side suitable for a washing machine. Further corner and double base cupboards as well as a 3 drawer unit, all with worktop to finish. Space for gas cooker and upright fridge/freezer. Matching wall cabinets. uPVC framed double glazed window to the front and rear. Radiator. Door to side hall.

Off the side hall is a

Cloakroom W.C.

with low level flush W.C. Patterned double glazed window. Built in store. External door to side path.

From the Entrance Hall, Stairs to Landing. uPVC framed double glazed window to the front. Access hatch to loft. Built in cupboard with Worcester Bosch combination boiler.

Bedroom One

10'10" x 10'7" (3.31 x 3.24)

a double size room with uPVC framed double glazed window with rear aspect. Radiator. Built in wardrobe.

Bedroom Two

9'3" x 11'9" (2.83 x 3.60)

a double size room with uPVC framed double glazed window with rear aspect. Radiator. Built in wardrobe.

Bedroom Three

8'2" x 7'10" (max) (2.49 x 2.41 (max))

a single size room with uPVC framed double glazed window with outlook to the front. Radiator.

Bathroom

a modern white suite with enamel surfaced bath with chrome mixer tap with shower head attachment. Low level flush W.C. Pedestal wash hand basin. Patterned double glazed window and radiator.

Outside

Gravelled parking area to the front suitable for two cars. Small area of garden laid to lawn.

From the front side access to rear garden. The enclosed rear garden is neatly finished to lawn and includes a garden 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 (65)

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.

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 identification documents prior to the issue of sale confirmation.

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.

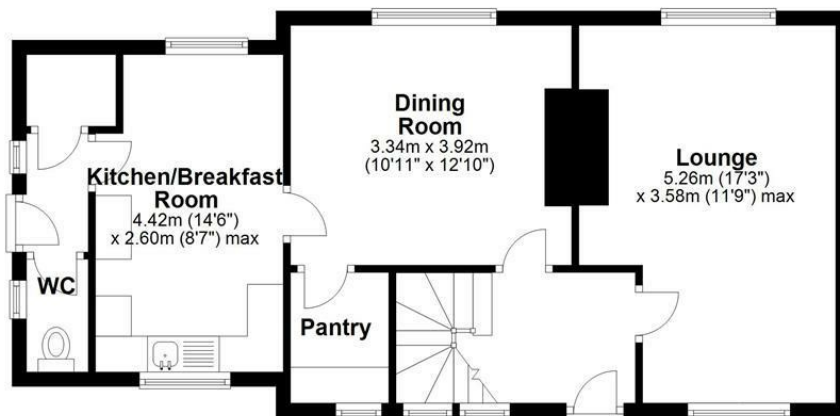




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

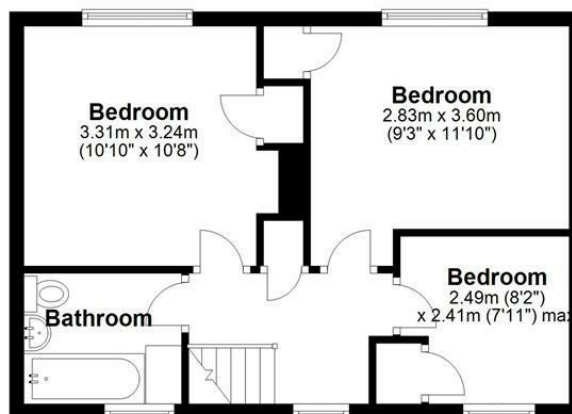
Ground Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



Total area: approx. 104.2 sq. metres (1121.8 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.