



OAK TREES AVENUE

KETLEY | TF1 5FR



FOR SALE
Offers in the Region Of
£190,000
Freehold



- A beautiful and immaculately presented two double bedroom semi-detached family home
- Situated in a highly popular residential area
- Guest cloaks w/c
- Modern fitted kitchen with wall and base units
- Lounge and dining area with French doors leading outside
- Modern family bathroom
- Private and enclosed rear garden and patio seating area
- Driveway providing parking for two cars
- Being offered with No Upward Chain
- Viewing highly recommended to fully appreciate the special merits on offer
- Council Tax Band - B



Mannleys Sales & Lettings

23A Market Street, Wellington,
Telford, TF1 1DT

01952 245 064

info@mannleysproperty.co.uk
mannleysproperty.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



A beautiful and immaculately presented two double bedroom semi-detached family home situated in a highly popular residential area. Comprising; entrance hallway, guest cloaks w/c, modern fitted kitchen with wall and base units, lounge and dining area with French doors leading outside. To the first floor are two double bedrooms and a modern family bathroom. Private and enclosed rear garden and patio seating area. Driveway providing parking for two cars. Short distance to amenities, shops and local Schools. Excellent access to local road networks including M54 motorway. Being offered with No Upward Chain.



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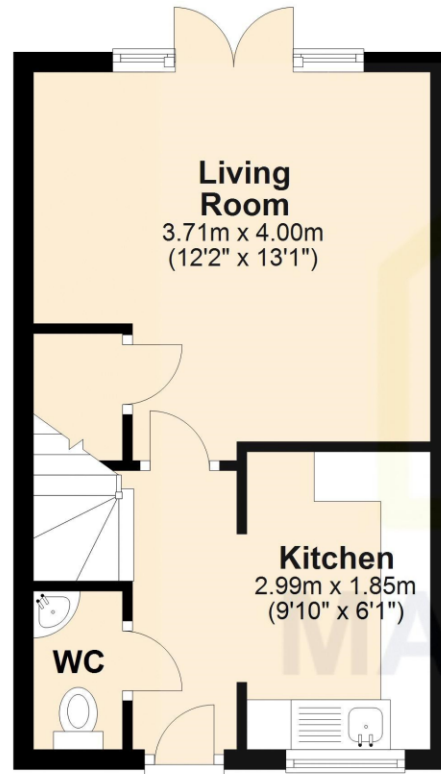
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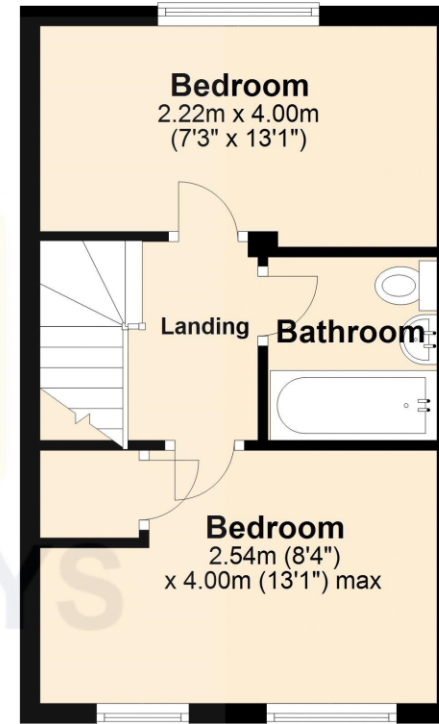
Ground Floor

Approx. 27.2 sq. metres (292.8 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.8 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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