



**Estate Agents
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7 Sunnyside Avenue, Coalbrookdale, Telford, TF8 7EU

Offers In The Region Of £125,000



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Coalbrookdale is a well-established residential area close to the World Heritage Site of Ironbridge Gorge. Telford Town Centre, with its covered shopping centre, retail parks, leisure facilities, train and bus stations and the M54 motorway connection points is approximately five miles away.

The property is set out in further detail below;

Composite panelled door into...

Lounge

12'7" x 12'5" max (3.86 x 3.79 max)
uPVC framed double glazed window having front aspect. Built-in cupboard housing Vaillant gas fired boiler. Radiator.

Bedroom One

12'5" x 9'6" (3.79 x 2.90)
Double size bedroom with uPVC framed double glazed window having front aspect. Radiator.

Bedroom Two

8'3" x 7'8" (2.52 x 2.34)
Laminate flooring and radiator. uPVC framed double glazed window having rear aspect.

Wet Room

Having shower area with fully-tiled walls and electric shower. Pedestal wash basin and low-level flush WC. Heated chrome towel rail and uPVC framed double glazed window.

Kitchen

8'3" x 7'10" (2.52 x 2.41)
Having a range of modern style base and wall mounted cupboards comprising a stainless steel sink unit with double cupboard below. Recess to the side with plumbing connection for a washing machine. Space for electric or gas cooker and fridge-freezer. Separate single cupboard and four drawer unit with wall cabinets above. Radiator. External door to...

Rear Porch

12'9" x 6'10" (3.91 x 2.09)
With uPVC framed double glazed windows and 'French' doors to rear garden.

Outside

Open front lawn and enclosed rear garden, finished mainly to slabbed patio and ornamental low-maintenance slate chippings. Path to rear gate.

Additional Information

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

EPC RATING: C

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: 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: Telford is a historic coal mining area, the vendor is not aware of any affecting the property.

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 identification documents prior to the issue of sale confirmation.

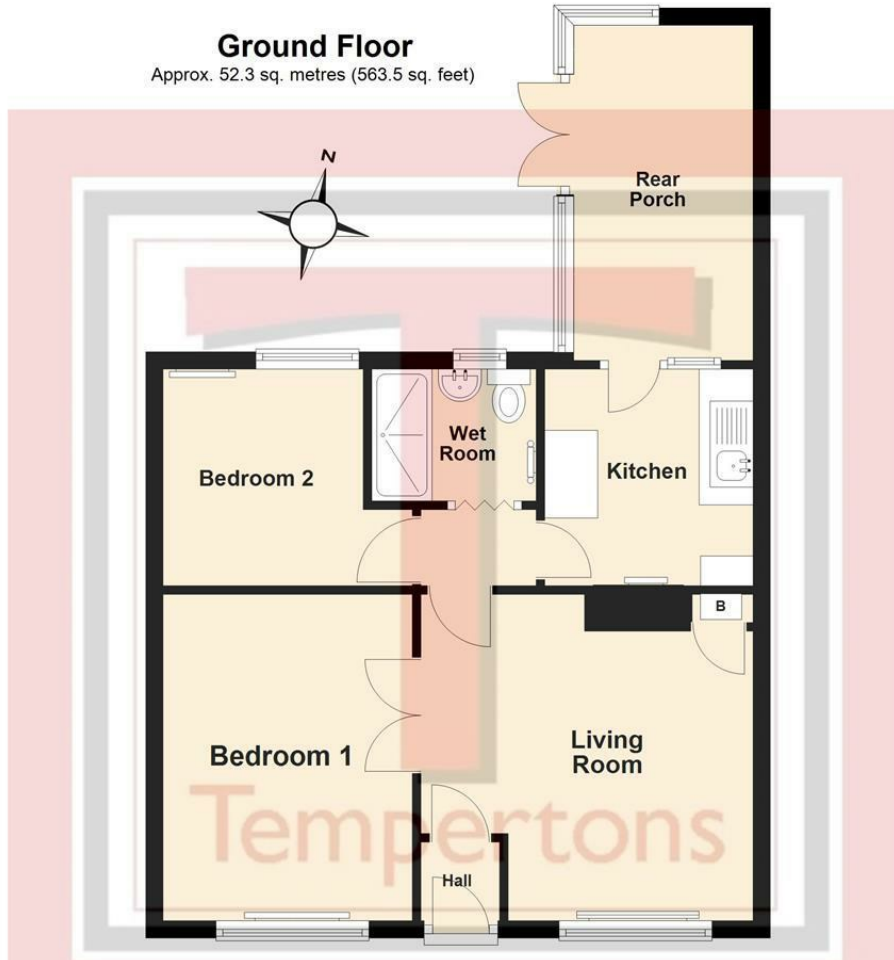
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		90
(81-91) B		
(69-80) C	72	
(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



Total area: approx. 52.3 sq. metres (563.5 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.

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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.

