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**48 Ardern Avenue, Dawley, Telford, TF4 2AN**

**Offers In The Region Of £125,000**





# 48 Ardern Avenue, Dawley, Telford, TF4 2AN

## Offers In The Region Of £125,000



Dawley is one of the original villages which formed Telford, and it's local amenities include shops, a church, schools, medical and dental practices. Telford Town Centre with it's covered shopping centre, retail and leisure parks, train station and M54 motorway connection points is about 2 miles away.

### Requiring General Refurbishment/Modernisation

Available with no upward chain, this mature three bedroomed semi-detached house is positioned on a good size plot with off road parking for at least three cars and an attached double garage. The gas centrally heated and double glazed accommodation comprises in more detail:

Composite panelled entrance door to

### Entrance Hall

with radiator.

### Lounge

12'2" x 14'10" (max) (3.71 x 4.53 (max))

uPVC framed double glazed window to the front. Radiator.

### Breakfast Kitchen

8'4" x 18'2"(max) (2.55 x 5.54(max))

having a good range of base and wall mounted cupboards with the former finished with granite effect roll edge worktop. Stainless steel sink with plumbing connection below for washing machine. Also recess for electric cooker. Splashback wall tiling over work surface areas. Radiator. Two uPVC framed double glazed windows with outlook to rear garden. Wall mounted Vaillant combination boiler. Door to side hall.

Side hall with access to covered side passage and cloaks/W.C.

### Cloaks/W.C.

with low level flush W.C.. Panelled radiator. Also uPVC framed double glazed side window.

From the entrance hall stairs to

### Landing

uPVC framed double glazed side window.

### Bedroom One

10'0" x 11'8" (3.06 x 3.58)

uPVC framed double glazed window to the front. Panelled radiator. Built-in shelved cupboard.

### Bedroom Two

10'9" x 8'9" (3.28 x 2.67)

double size bedroom with uPVC framed double glazed window. Panelled radiator.

### Bedroom Three

7'5" x 8'11" (2.27 x 2.74)

single size bedroom with uPVC framed double glazed window. Panelled radiator.

### Bathroom

suite in white comprising enamel surfaced bath with electric shower over. Low level flush W.C. Inset wash hand basin. uPVC framed patterned double glazed window. Radiator.

### Outside

The house is positioned on a good size plot with the front garden mainly finished to lawn. Off road parking for at least 3 cars. Attached double garage (5.31m x 4.80m) with electric roller shutter door to the front (working condition not known). From the front there is a covered passageway, between the house and garage, to the rear garden.

The enclosed rear garden is predominantly finished to rough lawn.

### 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:** We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: TBC

FLOODING ISSUES: TBC

PLANNING PERMISSIONS/DEVELOPMENTS: TBC

COAL FIELDS/MINING: Telford is an historic mining area and potential purchasers are advised to make their own enquiries.

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.

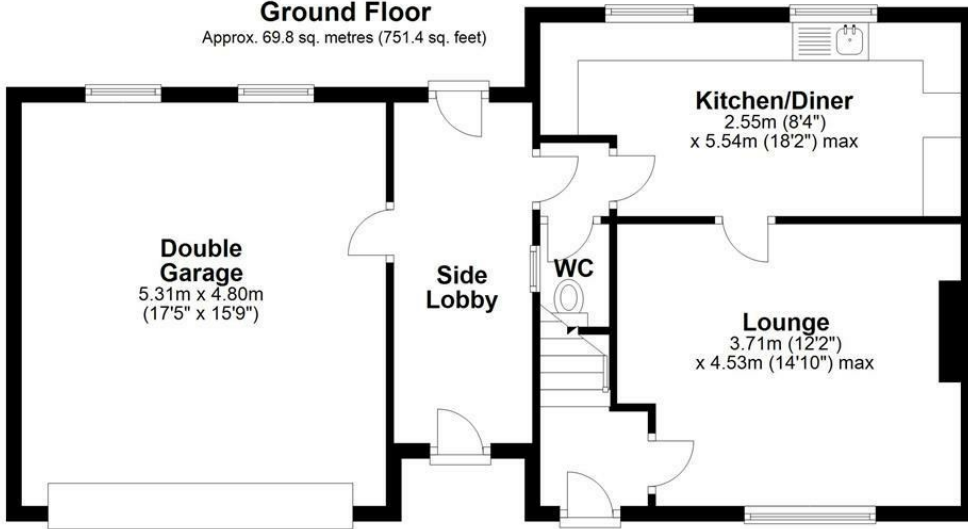




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

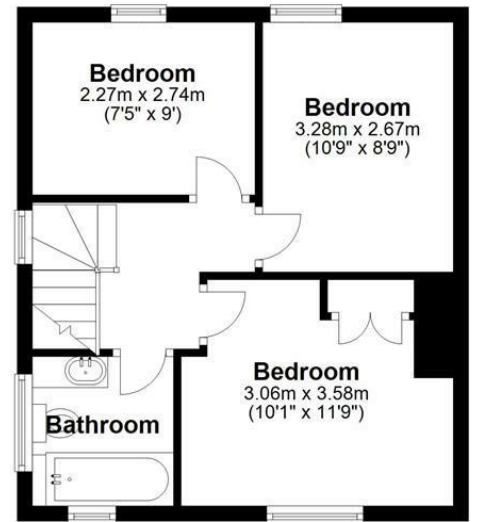
### Ground Floor

Approx. 69.8 sq. metres (751.4 sq. feet)



### First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 105.1 sq. metres (1131.8 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.