



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



High View Broadway, Ketley, Telford, TF1 5AS
Offers In The Region Of £299,950

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The property is set out to a Lounge, separate dining room, kitchen and conservatory. Three good sized bedrooms (the principal bedroom having an en-suite) and a bathroom. Externally, there is off-road parking leading to a double garage and landscaped gardens. The property would benefit from some modernisation and redecoration.

The property is located in an established residential area, conveniently located for local transport and facilities. There is a convenience store and shops close by and the market town of Wellington, approximately 1 mile distance, has the majority of amenities within easy access. Telford Town Centre is also about 2.7 miles away with its comprehensive covered shopping centre, out of town retail parks, mainline railway station and motorway links. Ketley is within easy commuting distance of Shrewsbury, Stafford and the West Midlands.

The accommodation is set out in more detail below;

Enclosed Porch

With uPVC double glazed full-height windows and doors into...

Hallway

With panelled radiator and useful cloaks cupboard. Door into...

Lounge

18'4" x 11'2" (5.60 x 3.41)

Having double glazed dual aspect windows to the front and side. Decorative fire surround incorporating log effect gas fire and hearth. Two panelled radiators. Coved finish to ceiling.

Kitchen

11'1" x 8'6" (3.39 x 2.61)

With a range of fitted wooden fronted cabinets comprising base and wall mounted cupboards and drawers having contrasting work surfaces. Inset stainless steel sink and drainer unit. Built-in oven and grill and separate 4 ring gas hob with extractor hood above. Plumbing provision and space for a dishwasher. Arch way into Utility area (2.11 x 2.61) having space for an upright fridge-freezer and plumbing provision for washing machine. Double glazed windows with front and side aspects. Radiator and access hatch to loft.

Conservatory

12'2" x 9'3" (3.73 x 2.83)

With full-height double glazed windows having views of the rear garden. Laminate flooring.

Off the Hallway into...

Separate Dining Room

9'9" x 14'0" (2.99 x 4.27)

Having sliding patio doors opening to the Conservatory. Radiator and serving hatch to the Kitchen.

Principal Bedroom

8'9" x 14'0" (2.68 x 4.27)

With a range of fitted bedroom furniture comprising full-height wardrobes and overhead storage. Radiator and double glazed rear aspect window.

En-suite Shower Room

Being fully-tiled having a modern refitted suite comprising full-width shower cubicle with mains shower unit and modesty screen. Pedestal wash hand basin and low-level flush WC. Radiator and double glazed window with obscure glazing.

Bedroom Two

10'7" x 10'3" (3.25 x 3.13)

With two fitted double wardrobes and laminate flooring. Radiator and double glazed rear aspect window.

Bedroom Three

9'2" x 6'9" (2.81 x 2.06)

Having front aspect window and radiator.

Bathroom

With coloured suite comprising panelled bath and tiled surround with shower attachment. Pedestal hand wash basin and low-level flush WC. Double glazed window and radiator.

Outside

The property is approached off the road over a tarmaced driveway offering ample off-road parking with well landscaped gardens laid for low-maintenance, leading to a DOUBLE GARAGE (6.30 x 5.48) with two up and over doors. A side gate and pathway open to an enclosed large rear garden having fully paved patio area ideal for outside entertaining, screened by a number of mature trees. Artificial lawn and side borders having a variety of flowering, shrubs and plants etc... Timber storage shed.

Additional Information

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

EPC RATING: C (69)

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 and gas are

connected. Drainage is to a septic tank located within the boundary of the property.

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 vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The property is understood to be approached over a shared private road (unadopted) off Broadway. The vendor is unaware of any maintenance costs.

FLOODING ISSUES: The property has not flooded in the last 5 years

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: Telford is a known historic coal mining area but no issues relating to mining have been reported by the vendors.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: From Wrekin Retail Park roundabout at Ketley, proceed east along Holyhead Road towards Ketley. At the traffic lights junction turn left onto Waterloo Road and then first right into Broadway. Follow this road along and as the road bends to the right, the property can be identified on the right hand side.

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.

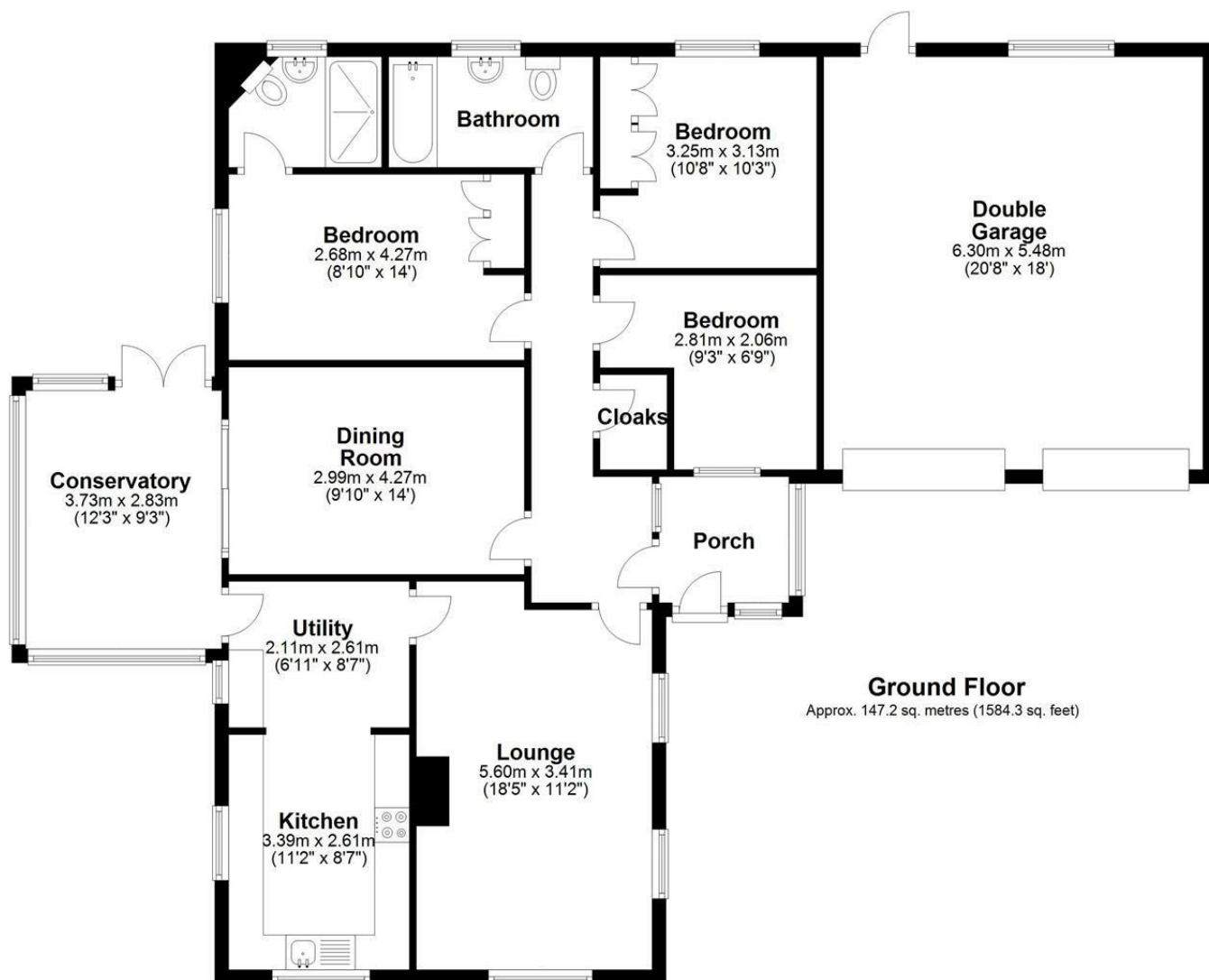
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		85
(81-91) B		
(69-80) C	69	
(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. 147.2 sq. metres (1584.3 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.