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4 Low Valley Close, Ketley, Telford, TF1 5GE
Offers In The Region Of £254,950

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Low Valley Close forms part of a small privately built residential development within the Telford district of Ketley. Most amenities are within a 1 mile radius including the Hadley Learning Community, the Wrekin Retail Park (about 1.5 miles away) as is junction 6 of the M54. Telford Town Centre, with its covered shopping centre and train station is approximately 2.5 miles away. The market town of Wellington is a short drive away.

A lovely, well presented and much improved three bedroomed detached house with conservatory addition and attached single garage. The accommodation has been modernised over recent years, and the extent of the refurbishment work has included a refitted kitchen, en-suite shower room and bathroom. The conservatory roof has been lined internally and enables all year use.

Internal inspection is highly recommended.

The house is approached over a block paved driveway to a canopied porch with light fitting and decorative glazed front entrance door.

Entrance/Through Hall

panelled radiator. Laminate flooring.

Modern Cloaks/W.C.

low level flush W.C. and inset wash hand basin with vanity cupboard below. Chrome towel radiator. uPVC framed double glazed window.

Lounge

11'7" x 14'9" (3.55 x 4.50)
a well proportioned reception room with living flame coal effect gas fire having marble effect hearth/back and Adams style surround. Laminate flooring and panelled radiator. Double glazed patio door to

Conservatory

9'0" x 12'10" (2.76 x 3.93)
having brick base walls with uPVC framed double glazed units above and a lined hipped roof with recess spotlights. Tiled floor. Power and French door to rear garden.

Lovely Modern Refitted Kitchen

12'1" x 8'4" (3.70 x 2.55)
comprising a good range of base and wall mounted cupboards with the former finished with solid wood worktops. Inset porcelain sink unit with chrome mixer tap and cupboard below. Recess for washing machine. Return worktop with corner and double cupboards below. Inset gas hob with 3 drawer unit below and filter extractor hood over. Further corner and single cupboard and integrated slimline dishwasher. Integrated electric oven and microwave with cupboards above and below. Built in fridge/freezer and shelved pantry cupboard. Matching wall cupboards. uPVC framed double glazed window with out look to the front. Radiator.

From the hall stairs rise to landing.

Landing

uPVC framed patterned double glazed side window. "Pull down" ladder access to loft.

Bedroom One

10'2" x 11'5" (3.11 x 3.50)
double size bedroom with uPVC framed double glazed window to the front. Radiator. Built-in over the stairs cupboard housing gas fired combination boiler.

En-Suite Shower Room

refitted, having fully tiled walls and floor. Modern shower cubicle with mains feed shower. Low level flush W.C. Wash hand basin having vanity cupboard below. uPVC framed patterned double glazed window. Heated chrome tower radiator.

Bedroom Two

7'0" x 8'5" (2.14 x 2.59)
uPVC framed double glazed window with rear aspect. Radiator.

Bedroom Three

9'4" x 5'11" (2.85 x 1.81)
uPVC framed double glazed window with rear aspect. Radiator.

Bathroom

refitted and having modern white suite comprising panelled bath, low level flush W.C. and wash hand basin with vanity cupboard below. Heated chrome tower radiator. Fully tiled walls and floor. uPVC framed patterned double glazed window.

Outside

The property benefits from a block paved driveway providing parking for at least two cars. Attached single garage (5.07m x 2.49m) with up-over door to the front, power and lighting. External door to the rear garden. The low maintenance rear garden has been pleasantly landscaped over two levels and both areas are mainly finished to paved patio. Also established shrubs and raised rear boundary border.

Additional Information

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

EPC RATING: C (70)

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

ADDITIONAL CHARGES: We understand that there are no additional charges.
(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planning permissions or developments in the area.

COAL FIELDS/MINING: Telford is a historic mining area but the vendor is not aware of any mining related issues having affected the property.

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 fittings, 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.

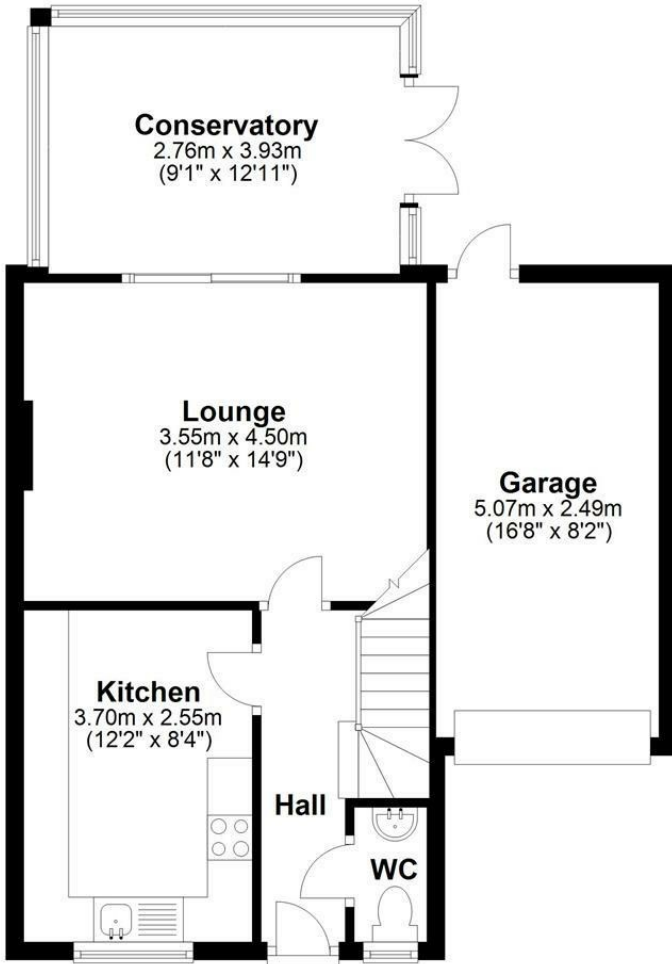




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

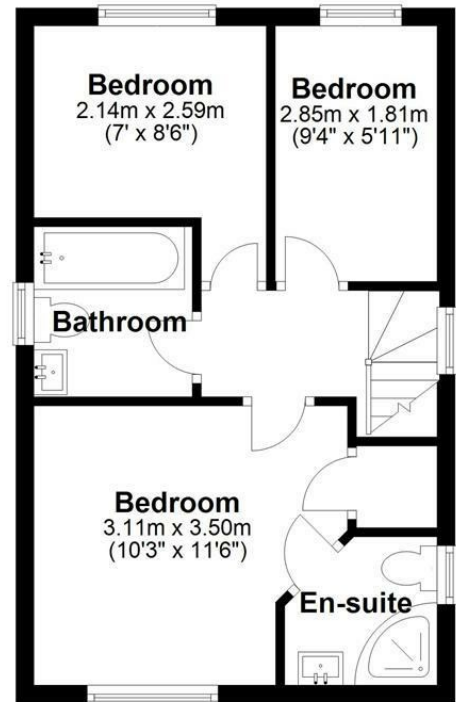
Ground Floor

Approx. 57.4 sq. metres (618.2 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 90.5 sq. metres (974.2 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.

