



**Estate Agents
Letting Agents
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13 Kemberton Drive, Madeley, Telford, TF7 4EL
Offers In The Region Of £199,950

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Madeley is a well established residential district of Telford, and is served by a Centre with local shops, Tesco supermarket, Post Office etc. There is a small retail park close by, as are Primary and Secondary schools including the Madeley Academy and Abraham Darby schools. The historic town of Ironbridge, which forms part of a World Heritage site, is about 2 miles away.

The gas centrally heated and double glazed accommodation is set out in further detail below;

Front door into...

Entrance Hall

With radiator. Door to...

Lounge/Diner

18'0" x 10'5" (5.50 x 3.19)

Having a central feature fireplace feature with log effect gas burner. Front aspect uPVC double glazed window and door into conservatory. Radiator.

Breakfast Kitchen

14'9" x 11'1" (4.52 x 3.38)

Having base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Integrated double oven and 4 ring gas hob. Space for washing machine and upright fridge-freezer. Two storage cupboards. Rear and side aspect double glazed window. Side courtesy door to garden.

Conservatory

9'6" x 8'8" (2.91 x 2.66)

Radiator and doors to rear garden.

Turned staircase from the Entrance Hall leads to the Landing, with hatch to loft and airing cupboard.

Bedroom One

14'9" x 9'4" max (4.51 x 2.87 max)

A good sized double bedroom with rear aspect double glazed window and radiator.

Bedroom Two

14'9" max x 8'3" (4.51 max x 2.53)

Double bedroom having a front aspect double glazed window and radiator.

Bathroom

Having a panelled bath with two mains shower heads over. Wash hand basin with cupboard below and towel radiator. Rear aspect double glazed window.

Separate WC

Low-level flush WC and side aspect double glazed window. Radiator.

Outside

The property is positioned towards the head of the cul-de-sac, having off-road parking to the front on a tarmaced driveway. Slate chippings and sleepers to the side. Gated side access leads to the landscaped rear garden, set to artificial grass with mature boarders, patio and two decking areas. Outside tap and power.

Additional Information

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

EPC RATING: D (68)

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 vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

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 mining related issues have been disclosed.

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 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.

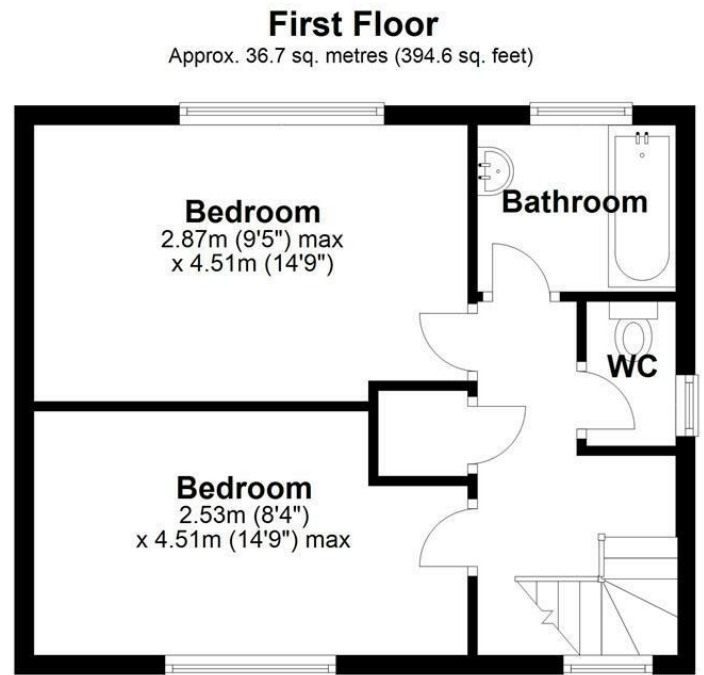
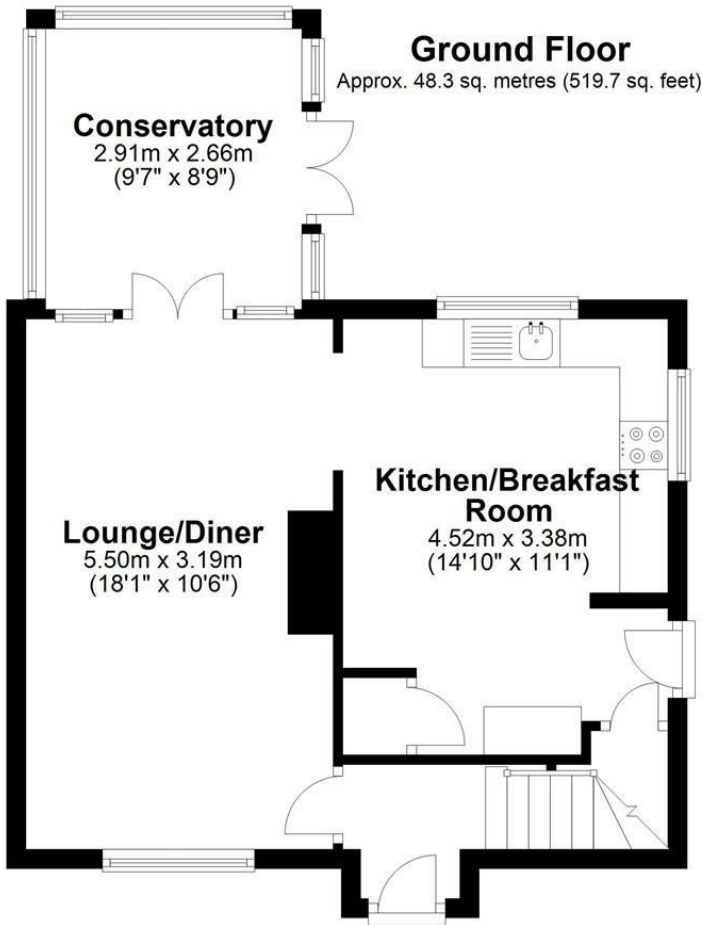
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
(69-80) C	68	
(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. 84.9 sq. metres (914.3 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.