



**Estate Agents
Letting Agents
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35 Brandywell Road, Broseley, Telford, TF12 5ST
Offers In The Region Of £175,000

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NO UPWARD CHAIN

Broseley is a much favoured town located about 7½ miles south of Telford Town Centre and about 6½ miles north of Bridgnorth. Most local amenities are available within Broseley including convenience stores, Post Office, pharmacy and Primary School.

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

Front door into...

Entrance Hall

Having a side aspect double glazed window and radiator. Door to...

Living Room

Front aspect double glazed window and radiator. Central fireplace incorporating electric fire. Door to...

Kitchen

Having base and wall mounted units with contrasting work surfaces above. Space for cooker with extractor above. Two rear aspect double glazed windows and radiator. Understairs cupboard. Door to...

Stairs from the Entrance Hall rise to the first floor Landing, having a side aspect double glazed window and hatch to loft.

Main Bedroom

Double bedroom having a front aspect double glazed window and radiator. Built-in wardrobe and cupboard housing the hot water cylinder. Fitted bedroom furniture including wardrobes, drawer units and overhead storage.

Second Bedroom

Rear aspect double glazed window and radiator.

Bathroom

Bath with mains shower head above and tiled walls. Pedestal wash basin and low-level WC. Rear aspect double glazed window and radiator.

Outside

The front garden is set to block paved drive leading to the Garage (4.88m x 2.38m) having a front aspect up and over door and courtesy door to the rear garden. Power and light. Tap. To the right hand side of the front, a gravelled area with hedge row surround. The enclosed rear garden has been landscaped in the past to patio and artificial grass areas. Garden shed and green house.

Additional Information

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

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 but no mining related issues have been reported.

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 ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

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.

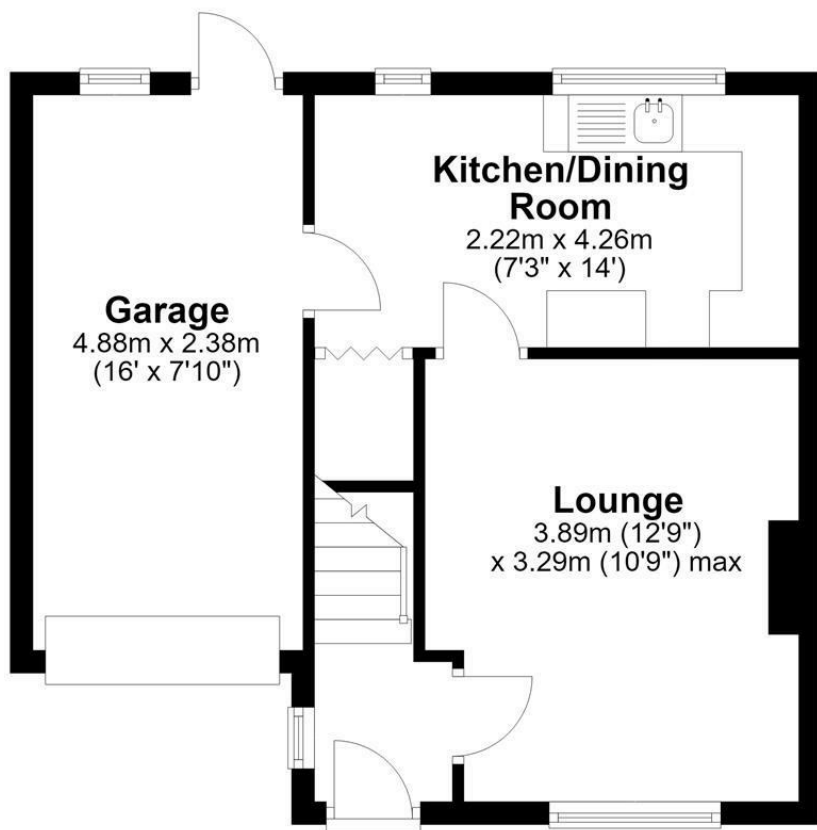




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

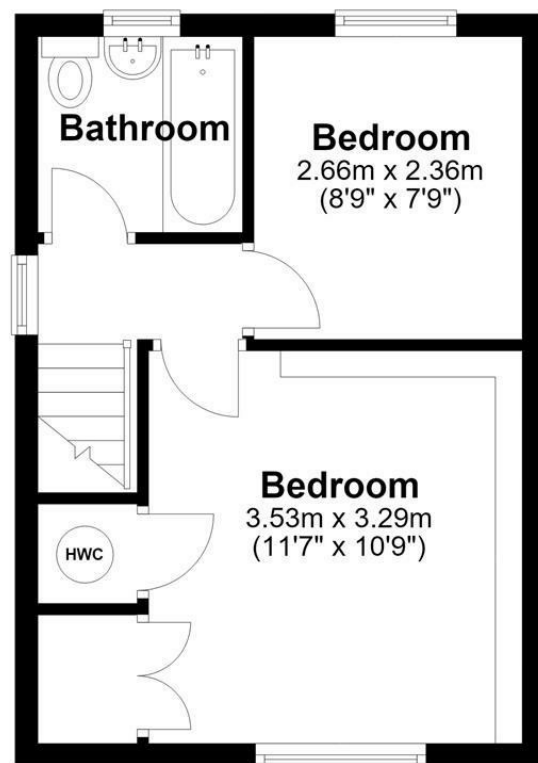
Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



Total area: approx. 65.3 sq. metres (702.4 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.