



Helping *you* move



Hill Bank Cottage, West Road, Ketley Bank

Offered for sale with no upward chain - this beautiful Detached Cottage style Three Bedroom House has attractive accommodation throughout and is situated in a popular quiet backwater position.

Offers in the region of

£336,000

Hill Bank Cottage, West Road, Ketley Bank, Telford, TF2 0DJ

Overview

- Beautiful Detached House
- Cottage style throughout
- Lounge with Inglenook
- Attractive Kitchen
- Dining Room, Conservatory
- Bedroom with En-suite
- Two further Bedrooms
- Bathroom
- Generous Driveway Parking
- Gas CH, Double Glazing
- EPC B, Council Tax D



Location

Situated in the established residential locality of Ketley Bank with local district centre facilities available in the nearby centres of Ketley and Oakengates. An excellent road network links the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

This beautiful Detached cottage style property has deceptively spacious accommodation throughout and sits centrally within its plot amidst the heart of the original backwater location. A canopy storm porch opens into the Entrance Hall with stairs to the first floor, half landing window and useful under stairs storage cupboard. Double doors open into the attractive Lounge with feature Inglenook fireplace with wood burning stove; glazed double doors open into the Conservatory, enjoying looking over the rear garden with further double doors opening into the Dining Room - this is a particularly light and airy room with two ceiling windows and a window to the rear. The Dining Room has an open flow leading into the stunning Kitchen which has been fitted with a traditional styled range of coloured drawers, base and wall mounted units and benefitting from integrated fridge and freezer, feature inglenook styled area with built-in double range style cooker, window to the front and a return door to the Hall.



From the Kitchen a door leads into the Utility Room with window to the side, door to rear garden, useful cupboards and provision for appliances; door to a Cloakroom with two piece suite. Stairs, with turns and window, ascend to the Landing - Bedroom One overlooks the rear garden and has built-in wardrobes and door to the En-suite Shower Room. The property enjoys two further double Bedrooms, one to the front and one to the rear; the principal Bathroom has a three piece suite. The accommodation is finished with double glazing and gas central heating.

Externally, the property is approached over a tarmacadam driveway providing generous parking space for several vehicles and enjoying established borders; access to both sides of the cottage leading into the garden which is predominantly laid to lawn and has patio areas and hard standings for sheds.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band D

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Junction 6 off the M54 proceed towards Ketley Brook roundabout, take the 3rd exit onto Holyhead Road, at Beveley roundabout take the 3rd exit onto Holyhead Road and take the first right turn onto Sunnyside Road. Follow the road around to the top and turn left into Shrubbery Road, follow this road joining Main Road and take the second left turn into West Road (before The Lord Hill) - proceed down the road and Hill Bank Cottage is found on your left hand side (this is a no through road and serves only four properties).

METHOD OF SALE

For Sale by Private Treaty.

WE37659.150425

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



All measurements quoted are approximate:

LOUNGE 15' 0" x 11' 8" (4.57m x 3.56m)

CONSERVATORY 18' 0" x 8' 5" (5.49m x 2.57m)

DINING ROOM 9' 1" x 8' 8" (2.77m x 2.64m)

KITCHEN 15' 0" x 15' 0" (4.57m x 4.57m)

UTILITY ROOM 7' 1" x 5' 9" (2.16m x 1.75m)

CLOAKROOM 5' 8" x 3' 1" (1.73m x 0.94m)

BEDROOM ONE 12' 10" x 8' 8" (3.91m x 2.64m)

EN-SUITE 9' 5" x 3' 9" (2.87m x 1.14m)

BEDROOM TWO 10' 5" x 6' 8" (3.18m x 2.03m)

BEDROOM THREE 10' 6" x 7' 9" (3.2m x 2.36m)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.