



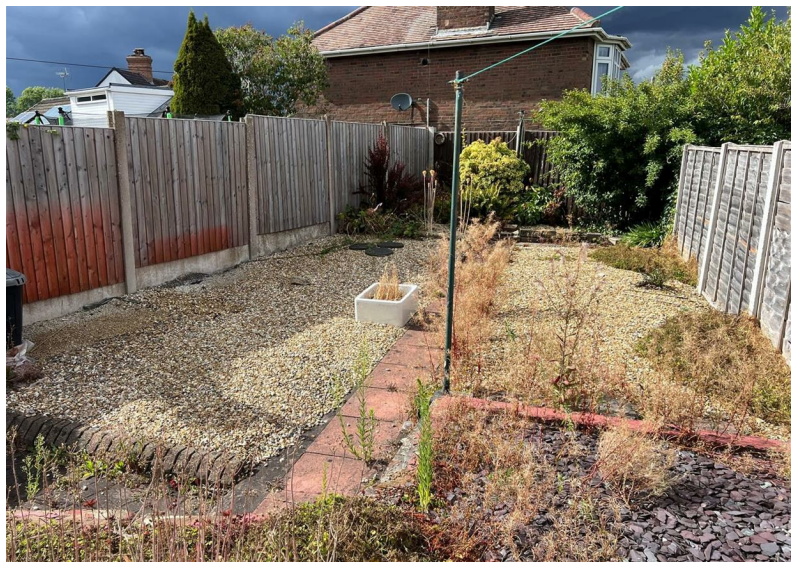
**Estate Agents
Letting Agents
Surveyors & Valuers**

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



Hillcrest Main Road, Ketley Bank, Telford, TF2 0DQ
Offers In The Region Of £165,000

 2  1  2  D



Hillcrest Main Road, Ketley Bank, Telford, TF2 0DQ

Offers In The Region Of £165,000



NO UPWARD CHAIN

The property is located in the popular residential district of Ketley Bank and is about 3/4 of a mile from Oakengates district centre with its range of local amenities including shops, Post Office, primary school, doctors' surgeries, park, bus and train stations. Telford Town Centre, with its covered shopping centre, retail parks and Southwater leisure development is a little over 2 miles away.

Set out in further detail below;

Entrance door into...

Entrance Hall

With radiator and door to...

Cloakroom / WC

Having a low-level flush WC and pedestal wash basin. Side aspect double glazed window and radiator.

Living Room

Well proportioned room having a front aspect double glazed window and radiator. Central fireplace with stone effect surround incorporating a gas fire. Door to...

Dining Room

A good sized room with electric fire and radiator. Glazed panelled door to Conservatory / Utility Room.

Kitchen

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces. Integrated oven and four ring gas hob. Stainless steel sink and drainer. Front and side aspect windows.

Conservatory / Utility Room

Having double glazed windows and a translucent roof. Currently set up as a utility area, having a stainless steel sink with drainer and cupboards below, work surfaces either side. Door to rear garden.

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

Bedroom One

A generous sized double bedroom with two front aspect double glazed windows and radiator.

Bedroom Two

Double bedroom with a rear aspect double glazed window and radiator. Built-in cupboard.

Bathroom

Panelled bath, low-level flush WC and pedestal wash basin. Rear aspect double glazed window and radiator.

Outside

The front garden is set to low-maintenance, having a gravelled area and mature shrubbed border with the adjoining neighbouring property. Block paved pathway to side gate, providing access to the rear garden, set to gravelled areas with scope for further landscaping.

Additional Information

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

EPC RATING: D (64)

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.

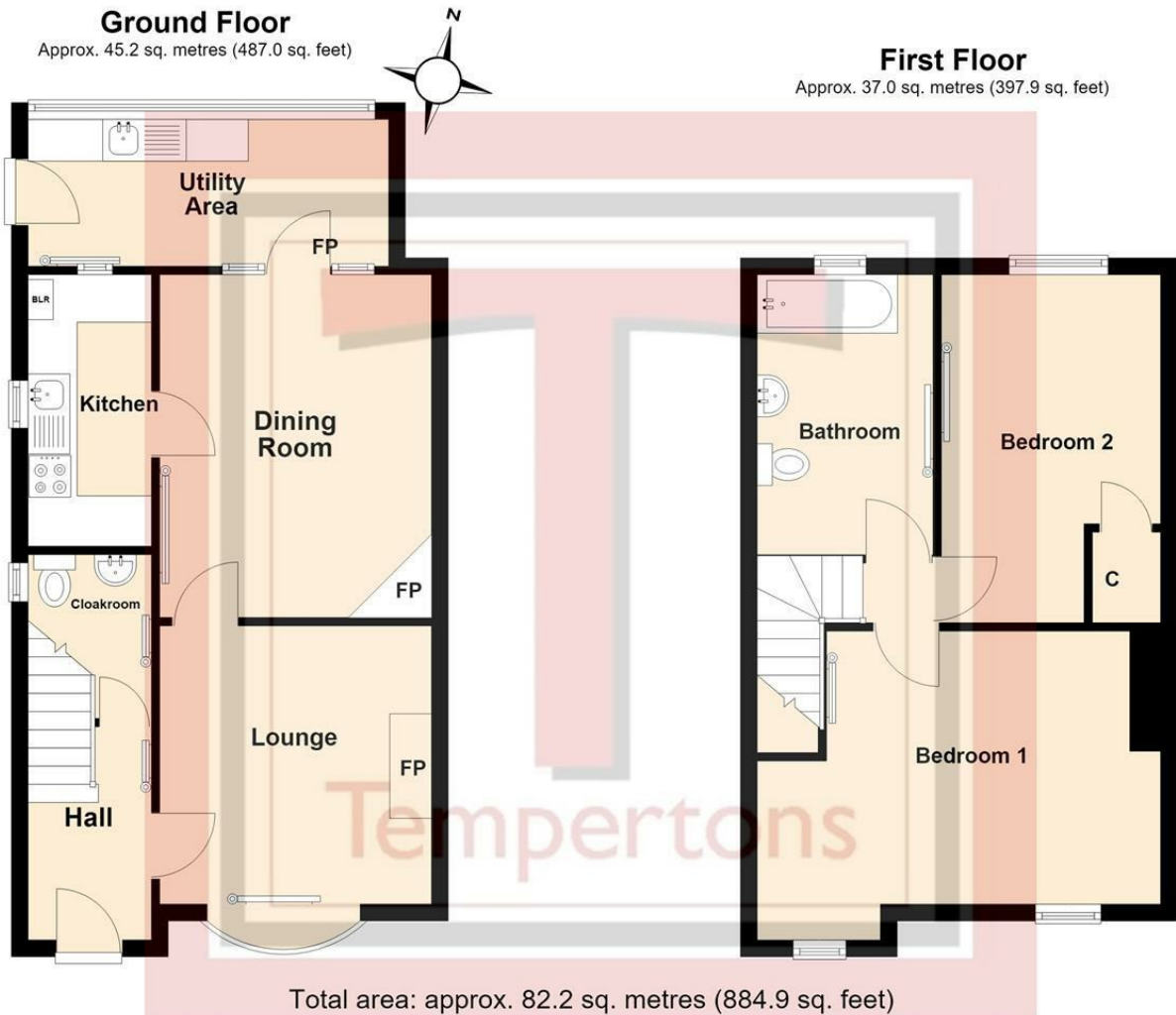
COAL FIELDS/MINING: Telford is a historic coal mining area but no mining related issues have been reported to us by the vendors. Buyers to make their own enquiries.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	71
England & Wales		EU Directive 2002/91/EC



This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

Hillcrest, Main Road , Ketley Bank, Telford

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 firms employment has the authority to make or give any representation or warranty in respect of the property.