



**Estate Agents
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10 Jockey Bank, Ironbridge, Telford, TF8 7PD
Offers In The Region Of £400,000

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The property is located about half a mile from the UNESCO World Heritage site of Ironbridge, the birthplace of the industrial revolution and The Worlds first Iron Bridge. The site covers an area of 5.5km and incorporates a 5km length of the steep sided valley from a point west of Ironbridge downstream to Coalport. There is a small parade of shops, cafes, pubs and restaurants in Ironbridge and fronting the Wharfage. There is also a small supermarket and primary school at Coalbrookdale about a mile away.

Madeley, a District centre of south Telford is about 1 mile away, with its Tesco supermarket and small retail park, together with doctor and dental surgeries and secondary schools. Telford Town Centre with its covered shopping centre, larger retail parks, train and bus stations and M54 motorway connection points about 6 miles away.

The property comprises an extended generous sized three double bedroomed end terraced town house with parking, garage and lovely expansive private rear garden.

Approached over a private shared drive, the property is positioned at the head of the close with parking to the front for up to three cars and a rear garden backing directly onto the wooded slope of the Gorge. The gas centrally heated double glazed accommodation includes a cloakroom / WC, fitted kitchen, lounge and sitting room on the ground floor. with three generous double bedrooms and a bathroom to the first floor.

The property is available with NO UPWARD CHAIN and early viewing is strongly recommended.

Composite panelled front entrance door with matching side panel.

Entrance Hall

Radiator and understairs cupboard. Connecting door to Garage.

Cloakroom / WC

With low-level flush WC and wash hand basin having tiled upstand above. uPVC framed double glazed window and radiator.

Lounge

11'8" x 21'9" (3.56 x 6.63)

Lovely proportioned living room with uPVC framed double glazed window having outlook to rear garden and neighbouring woodland. Living flame coal effect gas fire with marble effect surround and hearth. Radiators. Hatch to Kitchen.

Conservatory

9'1" x 10'5" (2.78 x 3.19)

Accessed off the Lounge via a set of uPVC framed double glazed 'French' doors but also connecting door to second reception room. uPVC framed double glazed 'French doors' to rear garden.

Sitting Room

22'1" x 9'6"(max) (6.74 x 2.91(max))

Approached off the Lounge and having a lovely picture window to the rear with private outlook to rear garden and neighbouring woodland. Radiators. Velux style rooflights to the front and rear. Built-in shelving and storage unit. Connecting door to shelved alcove and store, having windows and external door to the front.

Kitchen

11'9" x 7'11" (3.60 x 2.42)

Having a good range of base and wall mounted fitted cupboards the former finished with some drawer units and worktop. Comprising a stainless steel single basin and single drainer sink unit with chrome mixer tap. Integrated Bosch dishwasher and recess for washing machine. Built-in electric double oven and grill with 4 ring gas hob above. Filter extractor hood over. Splash back wall tiling and ceramic tiled floor. uPVC framed double glazed window with outlook to the front. Radiator.

From the hall, stairs with return to Landing. Good size Landing with access hatch to loft. Built-in airing cupboard with logged hot water cylinder. Separate built-in storage cupboard.

Bedroom One

13'5" x 13'5" (4.10 x 4.11)

Large double size bedroom with uPVC framed double glazed window to the front and side. Built-in double wardrobe. Fitted bedroom suite comprising 2 double full-height wardrobe, dresser and bedside units. Radiator.

Bedroom Two

11'10" x 11'4" (3.62 x 3.47)

Double size bedroom with uPVC framed double glazed window with pleasant rear outlook to garden and neighbouring woodland. Built-in double wardrobe and radiator.

Bedroom Three

11'10" x 10'0" (3.61 x 3.06)

Double size bedroom with uPVC framed double glazed window with pleasant rear outlook to garden and neighbouring woodland. Radiator and laminate flooring.

Family bathroom

Modern white suite comprising easy access step-in bath with chrome mixer tap having shower head attachment. Separate tiled quadrant shower cubicle with shower. Wash hand basin and low-level flush WC. Heated chrome towel radiator. 1/2 height tiling to most walls. uPVC framed double glazed window.

Outside

The property is very pleasantly positioned at the end of a private drive shared with 4 properties of a similar age. The property benefits from 3 off-road car parking spaces and an integral Garage.

The Garage has been divided internally to provide a front STORE (2.77 x 1.81) with power and lighting. The main rear section has a vinyl floor covering, worktop and various shelved units. Connecting door to hallway. The garage could be returned to housing a car at relatively small expense by removing the timber framed / plastered partition.

From the front, there is pedestrian side access to the rear garden. A particularly attractive feature of of this property is the beautiful private rear garden. Landscaped to areas of paved brick finished patios and shaped lawns with well established shrubbed borders. Useful timber shed and covered decked seating area. The rear garden is not overlooked from the back and directly adjoins a wooded area of the Ironbridge Gorge. External power and light. Outside tap.

Additional Information

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

EPC RATING: D

TENURE: We are advised by the Vendors, 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: We are advised that the access drive is privately owned by the 5 houses (10-14 inclusive).

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.

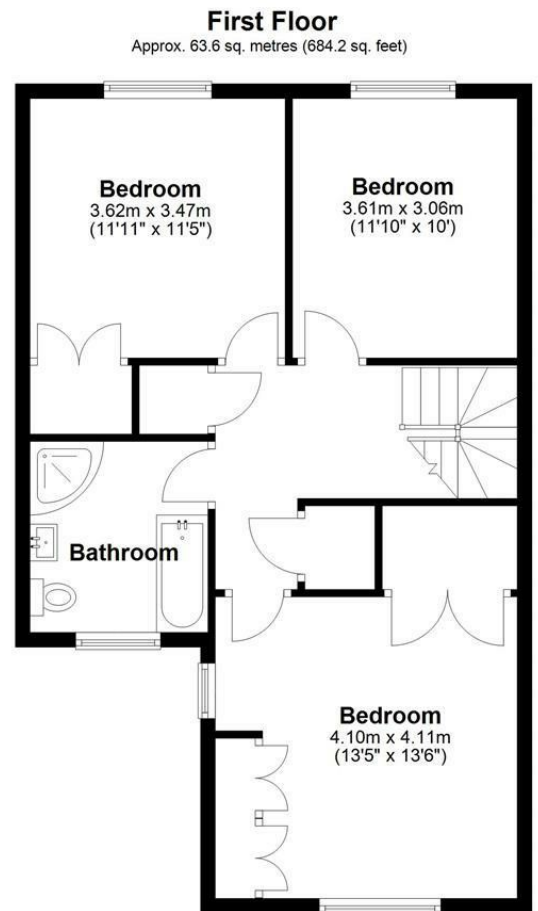
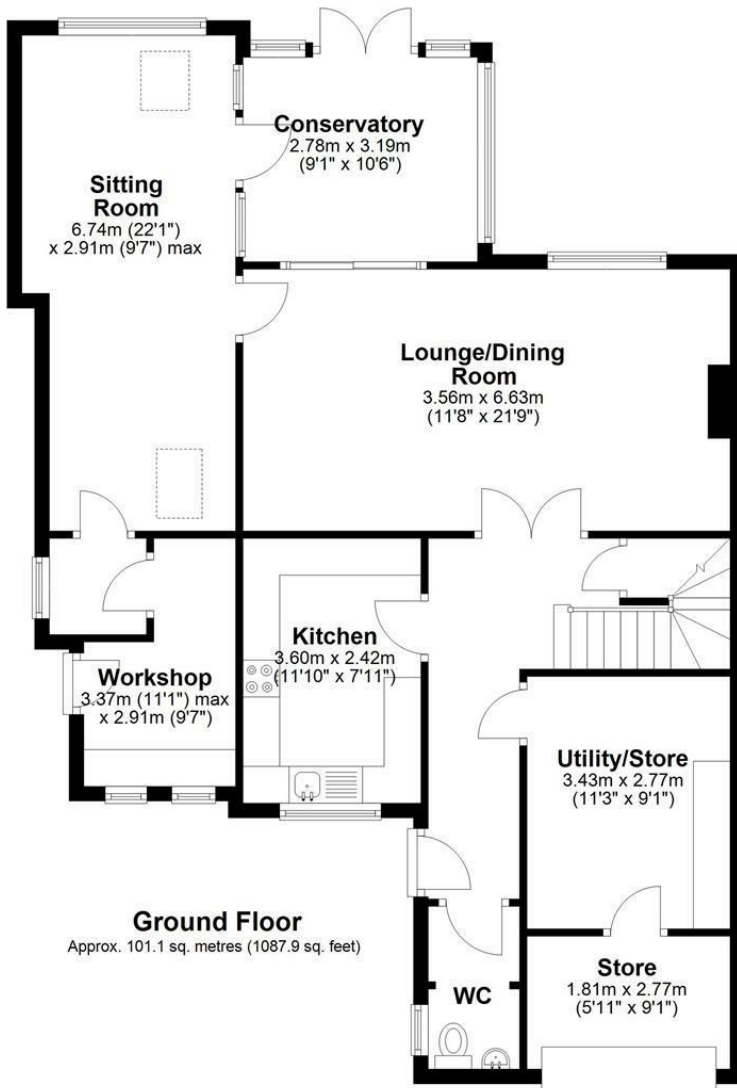
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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
(81-91) B		
(69-80) C		
(55-68) D	60	
(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. 164.6 sq. metres (1772.1 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.