



Helping *you* move



21 Upton Walk, Ketley, Telford

With enviable views over the communal green area to the front, this mid terraced Town house offers spacious and versatile accommodation throughout with Four Bedrooms, Lounge / Dining Room and parking.

Offers In the region of

£245,000

21 Upton Walk, Ketley Telford, TF1 5GL

Overview

- Mid Terraced Town House
- Versatile Accommodation
- Well Presented
- Fitted Kitchen
- Lounge/Dining Room
- Master Bedroom with Ensuite
- Three Further Bedrooms
- Bathroom & Shower Room
- Rear Garden, Allocated parking
- Delightful views
- Council Tax Band D. EPC Rating B



Location

Situated amongst similar style properties in the Millennium Village, within the established residential locality of Ketley the property is served by a range of neighbourhood facilities at the local district centres of Hadley and Oakengates. Hadley Learning Community is approximately 1.5 miles distant and provides facilities from nursery through to 6th form. The modern shopping and leisure facilities available at Telford Town Centre are approximately 3 miles distant.

Brief Description

This smartly presented Mid Terraced Town House has delightful views to the front looking over the communal green landscaping. Entering into the Entrance Hall with stairs to the first floor and useful under stairs storage cupboard with electric and cloakroom. The Kitchen is immediately off to the right and has a range of base and wall mounted units with complementary working surfaces, integral oven, hob and extractor, dishwasher and fridge/freezer and windows to the front. The Lounge / Dining Room is found to the rear with French doors giving access to the rear garden.

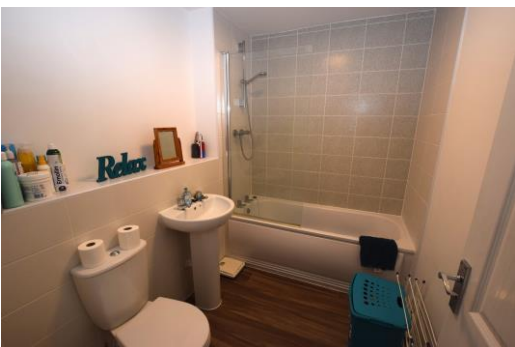
Stairs ascend to the first floor which has a Bedroom to rear, which could be utilised as a Lounge, with window and French doors enjoying a Juliet Balcony.



There is a Bathroom with panelled bath, low level WC and pedestal wash hand basin. Bedroom Three has French doors giving access to a balcony offering delightful views

Stairs ascend to the second floor which has the Master Bedroom at the rear with an En-suite off, having a white three-piece suite. Bedroom Two overlooks the delightful front area and then there's a further Shower Room with shower, low level WC and wash hand basin

Externally, to the rear is a paved and gravelled garden with artificial grass, garden shed and gate giving access to the parking area. The 2 allocated parking spaces are located to the left of the House, with further communal parking to the right



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. We are advised that there is currently an annual maintenance charge of approx. £250 per annum payable to Bournville Village Trust management company.

LOCAL AUTHORITY

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

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 Wellington proceed along the Holyhead Road (A5) towards Ketley. At the traffic lights / cross roads as you enter Ketley carry on straight over and at the roundabout carry on straight over and then at the next roundabout turn left and proceed down Ketley Park Road and take the second right into Brickhill Lane. Take the first right into Hendy Avenue and right again into Upton Walk and the property will be found at the very end on the right hand side overlooking the communal lake and grounds..

METHOD OF SALE

For Sale by Private Treaty.

WE39994.030726

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,



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.
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All measurements quoted are approximate:

KITCHEN 11' 2" x 8' 3" (3.4m x 2.51m)

CLOAKS 6' 10" x 3' 5" (2.08m x 1.04m)

LOUNGE/DINING ROOM 15' 5" x 12' 11" (4.7m x 3.94m)

BEDROOM 4/LOUNGE 15' 4" x 11' 1" (4.67m x 3.38m)

BATHROOM 8' 3" x 6' 3" (2.51m x 1.91m)

BEDROOM 3 9' 4" x 8' 3" (2.84m x 2.51m)

BEDROOM TWO 15' 5" x 9' 2" (4.7m x 2.79m)

SHOWER ROOM

MASTER BEDROOM 11' 9" x 11' 1" (3.58m x 3.38m)

ENSUITE 11' 1" x 3' 3" (3.38m x 0.99m)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 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

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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.