



Helping *you* move



23 East Road, Ketley Bank

This Two Bedroom Semi-Detached Chalet Bungalow has no upward chain and is convenient for a range of local neighbourhood amenities and primary education facilities.

Offers Offer

£175,000

23 East Road, Ketley Bank, Telford, TF2 0DD.

Overview

- Semi-Detached Chalet Bungalow
- No Upward Chain
- Lounge, Dining Room
- Fitted Kitchen
- Ground Floor Shower Room
- Two Bedrooms
- Established Gardens
- Gas Central Heating (new boiler November 2023)
- Garage
- Freehold
- EPC F, Council Tax A



Location

Situated in the established residential locality of Ketley Bank with local district centre facilities available in the nearby Town of 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

Offered For Sale with No Upward Chain, this Semi-Detached Chalet Bungalow offers versatile accommodation. The main entrance is via a Porch to the side of the property, which opens into the through Dining Room, with stairs to the first floor; doors off to the Lounge and Inner Hallway. The Lounge has a window to the front and feature fire surround with gas fire having a back boiler. Off the Inner Hallway are the Shower Room, fitted with a modern white suite, the spacious Main Bedroom which has a rear aspect and the Kitchen, fitted with a range of drawers, base and wall mounted units with complementary working surfaces, provision for under-counter appliances and space for a free-standing cooker, door and window to the rear garden.



Stairs ascend to the first floor Bedroom and attached dressing area/study, each with a velux style window and which could be used for a variety of purposes. The accommodation benefits from Gas Central Heating and Double Glazing.

Externally, the property is approached from the front over a concrete pathway/steps with adjacent lawn and established planting to the front. A side pathway leads round to the south westerly facing rear garden, which has been attractively designed with both a covered and an open patio seating area to enjoy the garden at different times of the day, and a large planted border of established shrubs and perennials. The garage is accessed from the rear of the property and has a courtesy door to the garden.



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 B (currently £1,528.29 for the year 2023/24)

SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated by a combination boiler, installed in November 2023. 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.

AGENT'S NOTE

We have been informed that the property has previously suffered subsidence, however, this has been rectified and the requisite certification supplied.

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 Telford Centre proceed along the A442 in a northerly direction and come off at Greyhound Interchange. Take the first exit off into Greyhound Hill and just as you proceed up the hill, taking the second right hand turn into East Road, where the property can be found on the left hand side.

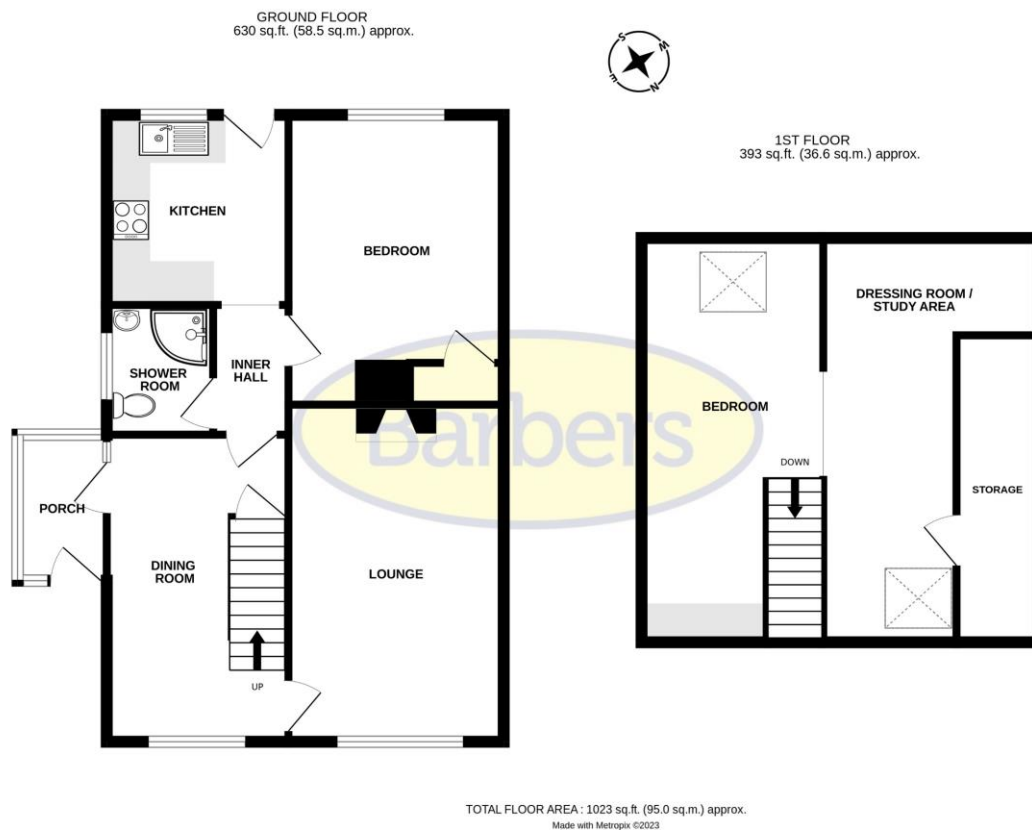
METHOD OF SALE

For Sale by Private Treaty.

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AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



All measurements quoted are approximate:

LOUNGE 16' 8" max x 10' 8" (5.08m x 3.25m)

DINING ROOM 15' 2" x 9' 0" max (4.62m x 2.74m)

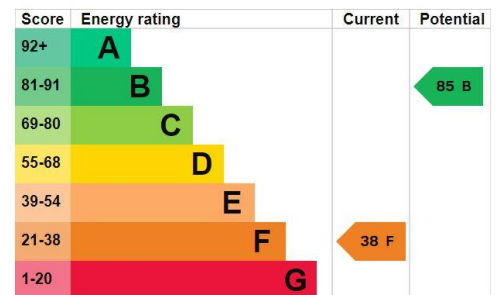
GROUND FLOOR BEDROOM 12' 8" (14' 4" max) x 10' 7" (3.86m x 3.23m)

SHOWER ROOM 6' 5" x 5' 3" (1.96m x 1.6m)

KITCHEN 8' 9" x 8' 8" (2.67m x 2.64m)

FIRST FLOOR BEDROOM 20' 0" max (reduced head room) x 9' 0" (6.1m x 2.74m)

DRESSING ROOM/STUDY 20' 0" max (reduced head room) x 5' 7" min (10' 6" max) (6.1m x 1.7m)



A copy of the full EPC is available upon request

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

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Email: wellington@barbers-online.co.uk

Barbers

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.