



Helping *you* move



## 2 Woodside Close, Ketley

A well maintained Two Bedroomed Semi-Detached Bungalow with very well presented accommodation throughout, benefitting from a long driveway, garage, and private rear garden. Situated in a desirable locality, conveniently close to a row of local shops, and less than a quarter of a mile from the main centre of Ketley.

Offers in the Region of

**£180,000**



# 2 Woodside Close, Ketley, Telford TF1 5JB.

## Overview

- NO UPWARD CHAIN
- Semi-Detached Bungalow
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Refitted Shower Room
- Two Double Bedrooms
- Conservatory
- Detached Garage
- Long Driveway
- Neatly Presented Gardens
- Double Glazing, Gas CH
- EPC C, Council Tax B
- Freehold



## Location

Situated in a sought after cul-de-sac, in this popular residential area of Ketley, this property is served by a range of local shops and a wider 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 sixth form. The modern shopping and leisure facilities available at Telford Town Centre are approximately 3 miles distant.

## Brief Description

This Semi-Detached Bungalow has been well maintained, and with its contemporary decoration and modern fixtures/fittings, is a property which someone could move straight into. The property is approached from the side with step up to a uPVC entrance door opening from a storm porch into the front aspect kitchen. The kitchen is fitted with a range of cream fronted units, having space and plumbing provision for a washing machine and space for an upright fridge freezer. With an integrated fan oven having separate gas hob over and extractor fan, there is plenty of storage as well as contrasting worktops and complementary tiling. The lounge/diner is accessed from the kitchen, being a spacious room, having a feature bow window to enjoy views over the front garden. Off the lounge/diner is a small internal hallway, providing access to the two double bedrooms and the refitted shower





room, being full tiled and fitted with a modern, attractive white three piece suite. Off the main bedroom, is a fully glazed uPVC conservatory, with dwarf walls, providing the perfect space to enjoy the garden in the more inclement weather. The accommodation benefits from gas central heating and double glazing.

Externally, the property has a small lawned front garden with adjacent long driveway leading alongside the bungalow to the detached Garage. Being generously proportioned the garage features an up/over door, glazed side window and courtesy door to the rear garden.

The low maintenance rear garden has a very private aspect, with raised paved patio area, bordered by a neat hedge to one side, with trees to the rear.



#### 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.

#### COVENANTS

We are advised that there are several covenants pertaining to the property. Full details are available from our Agents' office in Wellington.

#### 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. Hot water and heating is provided by a wall mounted Gas Combination Boiler, located in the kitchen. 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From the Ketley Brook Roundabout, take the B5061 towards Ketley. At the main traffic lights (adjacent to The Crispy Cod and Blue Elephant Indian), turn right into Waterloo Road. Take the second left hand turn into Woodside Road, turning right at the top, following around to the mini roundabout adjacent to the local shops. Take the left hand exit and then turn immediately left, where the property can be found on the left hand side.

#### METHOD OF SALE

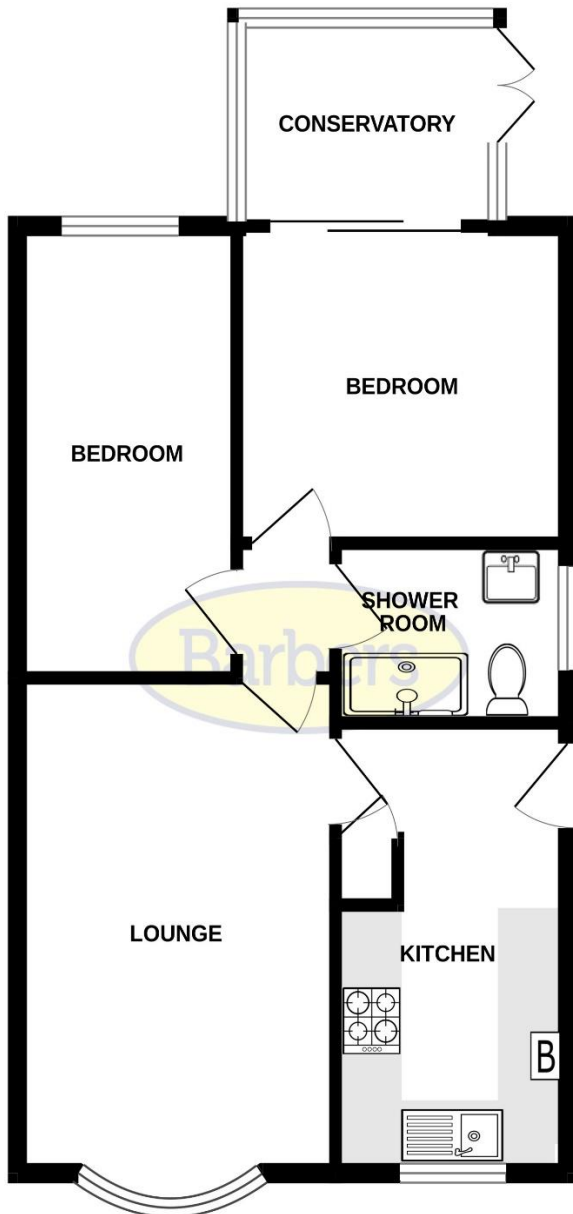
For Sale by Private Treaty.

WE34915.060224

#### 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.

GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



All measurements quoted are approximate:

**LOUNGE/DINER** 15' 7" x 9' 7" (4.75m x 2.92m)

**KITCHEN** 13' 1" x 7' 0" (3.99m x 2.13m)

**BEDROOM ONE** 10' 3" x 9' 7" (3.12m x 2.92m)

**CONSERVATORY** 8' 1" x 6' 0" (2.46m x 1.83m)

**BEDROOM TWO** 13' 2" x 6' 6" (4.01m x 1.98m)

**SHOWER ROOM** 7' 2" x 5' 3" (2.18m x 1.6m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.  
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## 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](mailto: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.