



Helping *you* move



22 Marquis Terrace, Ketley Bank

An ideal opportunity for first time buyers or an investor purchase - a Semi-Detached House with Two Bedrooms, Lounge / Diner and Kitchen. Good sized gardens to the front and rear and driveway parking.

Offers Over
£150,000

22 Marquis Terrace, Ketley Bank, Telford, TF2 OBE.

Overview

- Semi-Detached House
- Lounge / Diner
- Kitchen
- Two Bedrooms
- Wet Room
- Gas Central Heating
- Majority Double Glazing
- Driveway Parking
- Generous Gardens
- EPC C, Council Tax A



Location

Situated in the established residential locality of Ketley Bank with local district centre and education 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.

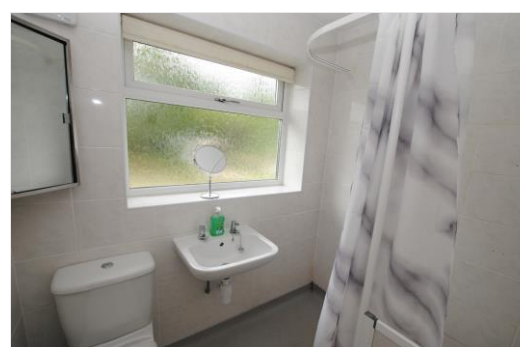
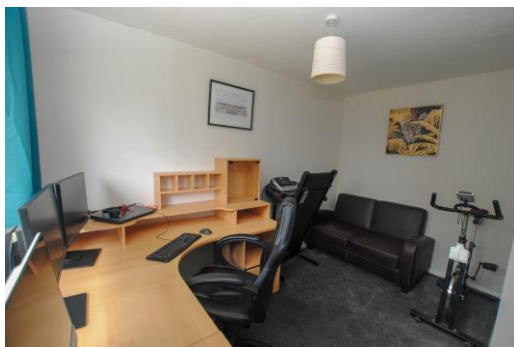
Brief Description

The property is entered into the Entrance Hall with window to side, stairs to the first floor and door off into the Lounge / Diner with window to the front and French doors opening out to the patio area. There are doors into the Kitchen from the Dining Area and Hall - there are drawers and units with working surfaces, provision for washing machine / tumble dryer and a free standing cooker space, window to the rear, door to under stairs cupboard and door to the outside passageway - this has doors to the front and rear, along with two storage rooms.



To the first floor Landing is a window, useful cupboard and hatch to loft space. Bedroom One, a light and airy room with two windows overlooking the front; Bedroom Two is on the rear. The Wet Room has an open shower area with curtain, basin and low level wc.

Externally, the property is approached over a tarmacadam driveway with gravelled area and lawned garden adjacent. The rear garden has a patio and lawned 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 A

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 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 proceed up the hill past First Avenue, no.22 Marquis Terrace will be found on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE34855.240624

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.



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All measurements quoted are approximate:

LOUNGE / DINER 21' 1" x 9' 0" (6.43m x 2.74m)

KITCHEN 11' 9" x 6' 2" (3.58m x 1.88m) max.

BEDROOM ONE 15' 9" x 8' 8" (4.8m x 2.64m) max.

BEDROOM TWO 12' 0" x 9' 4" (3.66m x 2.84m) max.

WET ROOM 6' 1" x 5' 3" (1.85m x 1.6m)



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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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.