



Helping *you* move



## 9 Kemberton Drive, Madeley, TF7 4EL

A semi-detached, three bedroom House situated in an established residential area, considered ideal for first time buyers.

Offers in the Region of

**£185,000**



# 9 Kemberton Drive, Madeley, Telford, TF7 4EL

## Overview

- Semi Detached House
- Three Bedrooms
- Hall, Lounge
- Kitchen
- Shower Room, WC
- Gas Central Heating
- Driveway, Garage
- Front & Rear Gardens
- EPC tbc
- Council Tax B



## Location

Situated on the edge of the established residential locality of Madeley being served by a range of shops and leisure facilities. The UNESCO World Heritage site of Ironbridge Gorge is approximately 1.5 miles distant. An excellent road network links the property to all parts of the Telford area including the modern range of shopping and leisure facilities at Telford Town Centre.

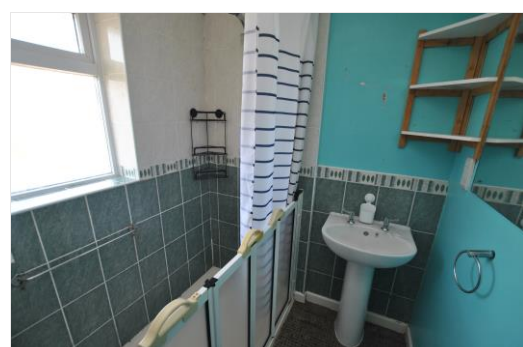
## Brief Description

A semi-detached House situated in an established residential area, considered ideal for first time buyers. The property is entered via an open Porch with door into the Hall which provides stairs to the first floor and door off to the left into the Lounge - this has a window to the front and rear. The Kitchen has a dual aspect to the rear and side - a range of drawers, base and wall mounted units with working surfaces and sink unit along with a pantry / storage.



Stairs ascend to the first floor. Bedrooms One and Two both overlook the front, while Bedroom Three is on the rear. There is a shower room along with a separate toilet.

Externally there is a driveway to the front of the property leading to the garage. The rear garden has a generous patio area adjoined by lawn. The property benefits from gas central heating.



#### 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.

#### 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From the Queensway A442 proceed in a southerly direction coming off at Brockton Interchange and proceed along this for a short distance and take the left filter off to Halefield Roundabout - take the fourth exit and proceed to Cuckoo Oak Roundabout - take the second exit into Kemberton Way (towards Madeley) and then left into Brook Road and first left into Halesfield Road, continue to the end of the road, on to Kemberton Drive, turn right and the property can be found on the right hand side.

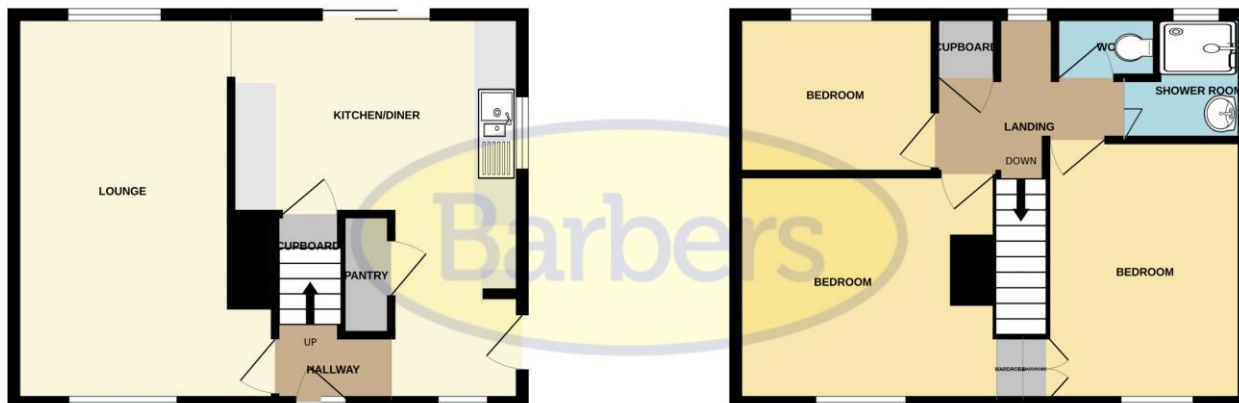
#### METHOD OF SALE

For Sale by Private Treaty.

WE 35937 060525

**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, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Flo



Made with Metropix ©2025

All measurements quoted are approximate:

EPC Graph to be inserted here

#### LOUNGE

17' 10" x 12' 1" (5.44m x 3.68m)

#### KITCHEN

13' 5" x 18' 0" (4.09m x 5.49m) maximum

#### BEDROOM ONE

12' 2" x 10' 4" (3.71m x 3.15m)

#### BEDROOM TWO

12' 1" x 9' 1" (3.68m x 2.77m)

#### BEDROOM THREE

7' 4" x 9' 2" (2.24m x 2.79m)

#### SHOWER ROOM

5' 5" x 6' 4" (1.65m x 1.93m)

#### WC

4' 7" x 2' 7" (1.4m x 0.79m)

## 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)

**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.