



Helping *you* move



15 Yates Way, Ketley Bank

A well presented semi-detached bungalow with two double bedrooms, wet room, lounge/diner and breakfast kitchen. Good sized gardens to the front and rear, driveway parking and gently rising meandering access path for scooters/wheelchairs etc.

Offers in excess of

£170,000

15 Yates Way, Ketley Bank, Telford, TF2 0AZ

Overview

- Available with NO UPWARD CHAIN
- Semi-detached bungalow
- Lounge / diner
- Breakfast kitchen
- Two double bedrooms
- Wet room
- Lobby and conservatory
- Gas central heating, uPVC DG
- Driveway Parking
- Generous Gardens
- Freehold, EPC B, Council Tax B



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. There is a handy footpath adjacent to the school which leads to the Telford Forge Retail Park, a walk of approximately 10 to 15 minutes.

Brief Description

The property is entered via a large lobby to the side of the property, off which is the conservatory (a lovely space to enjoy the garden at all times of the year) and doorway into the hallway. To the rear of the bungalow are two double bedrooms, the larger of which has built-in storage cupboards. These are served by the fully tiled wet room, which features a non-slip floor, close coupled WC and wash hand basin. To the front of the property are the breakfast kitchen, fitted with a comprehensive range of base and wall mounted cupboards and drawers, having integrated fridge/freezer, fan assisted oven, microwave and four ring gas hob. There is space for a small table and chairs and space and plumbing provision for a washing machine.



Adjacent to the breakfast kitchen is the front aspect lounge/diner with feature fireplace having an inset coal effect gas fire.

Externally, the property is approached over a modern resin driveway with an extended resin meandering pathway through the front garden, providing less steep access for a wheelchair/scooter etc. A timber gate to the side of the property gives access into the rear garden, which is of a good size, being fully enclosed and mainly laid to lawn with established borders of shrubs and perennials. There is a generous flagged patio area directly to the rear of the bungalow and a useful timber shed for storage.



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/>

AGENTS' NOTE

We are advised that the solar photovoltaic panels on the roof are leased (via *A Shade Greener* company), with approximately 13 years remaining on the airspace

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

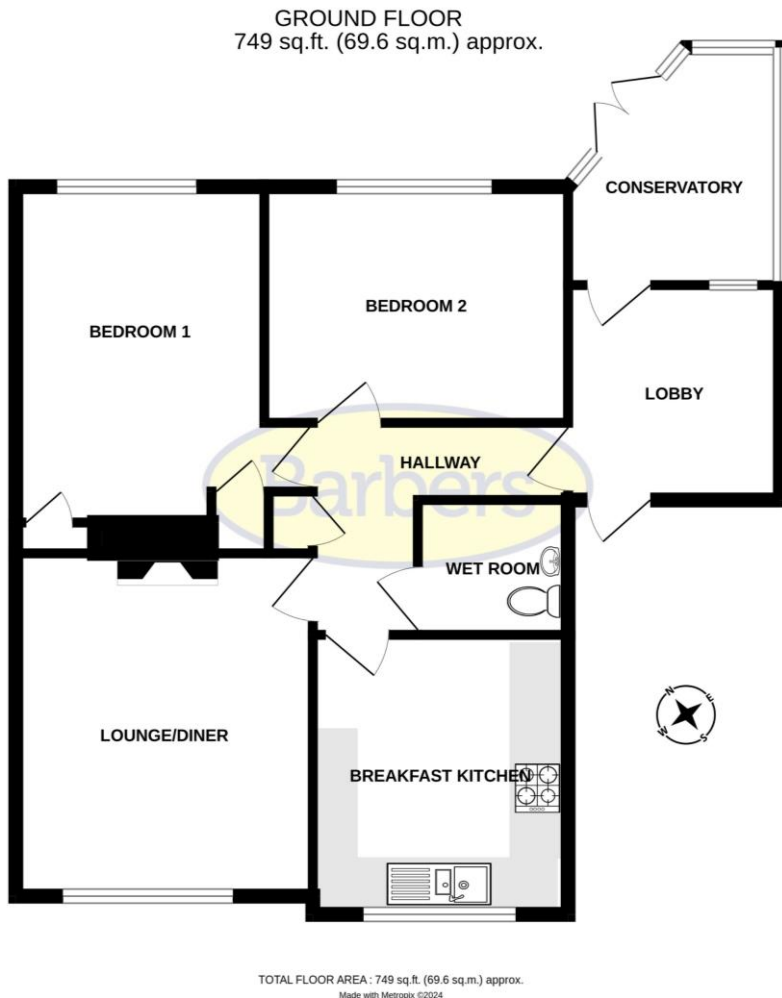
From Telford Centre proceed along the A442 in a northerly direction and come off at Greyhound Interchange. Take the first exit off into Greyhound Hill and proceed up the hill, taking the left hand turn into Fourth Avenue, then a right hand turn into Sixth Avenue, turning right again into Yates Way, where the property will be found on the right hand side after a short distance.

METHOD OF SALE

For Sale by Private Treaty.

WE36417.310824

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.



All measurements quoted are approximate:

LOBBY 8' 6" x 8' 5" (2.59m x 2.57m)

CONSERVATORY 9' 4" max x 7' 11" max (2.84m x 2.41m)

LOUNGE / DINER 13' 7" x 11' 11" (4.14m x 3.63m)

BREAKFAST KITCHEN 10' 10" x 9' 10" (3.3m x 3m)

BEDROOM ONE 13' 4" max (12' 1" min) x 9' 10" min (11' 11" max) (4.06m x 3m)

BEDROOM TWO 12' 0" x 9' 0" (3.66m x 2.74m)

WET ROOM 5' 10" x 5' 4" (1.78m x 1.63m)

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

Selling your home?

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Get in touch today! Tel: 01952 221 200

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Email: 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.