



Helping *you* move



2 Trinity View, Ketley Bank

A two bedroomed detached bungalow with FULL PLANNING PERMISSION granted for extension to provide a four bedroomed bungalow (application details can be found on Telford & Wrekin Planning Portal under reference: TWC/2024/0740). The property enjoys elevated views over the surrounding area.

Offers Over
£280,000

2 Trinity View, Ketley Bank, Telford, TF2 0DX

Overview

- For Sale with NO UPWARD CHAIN
- Detached bungalow with Full Planning Permission granted for extension – Reference TWC/2024/0740
- Gardens to front and rear
- Two bedrooms
- Lounge/diner, kitchen
- Sun room, store room, bathroom
- Double glazed, Gas CH
- Driveway parking
- Freehold, EPC D, Council Tax C



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

This detached bungalow is available with no upward chain and currently features two bedrooms, a front aspect lounge with well proportioned kitchen off, a 21'6" sun room (with plumbing provision for a washing machine), which overlooks the garden and views beyond, bathroom and additional store with cupboards and window.

The property sits in the middle of the plot with grassed lawns to front and back, and benefits from full planning permission to be extended to a four bedroomed detached bungalow, with off road parking. Full details of this planning



permission can be found on the Telford and Wrekin Planning Portal, reference TWC/2024/0710.

There is currently a good sized driveway, providing parking for several vehicles to the front of the property. To the rear, the garden slopes down towards the rear fence, being majority lawned, with an area of hard standing, flagged patio seating space and a variety of established shrubs and fruit trees. From its elevated position, the views from the property are far reaching, over Ketley Bank, Trench and Oakengates towards the countryside at Horton.



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 C

AGENTS' NOTES

Please note that the adjacent plot of land has outline planning permission for the erection of one detached dwelling, please see Telford & Wrekin reference: TWC/2020/0367

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

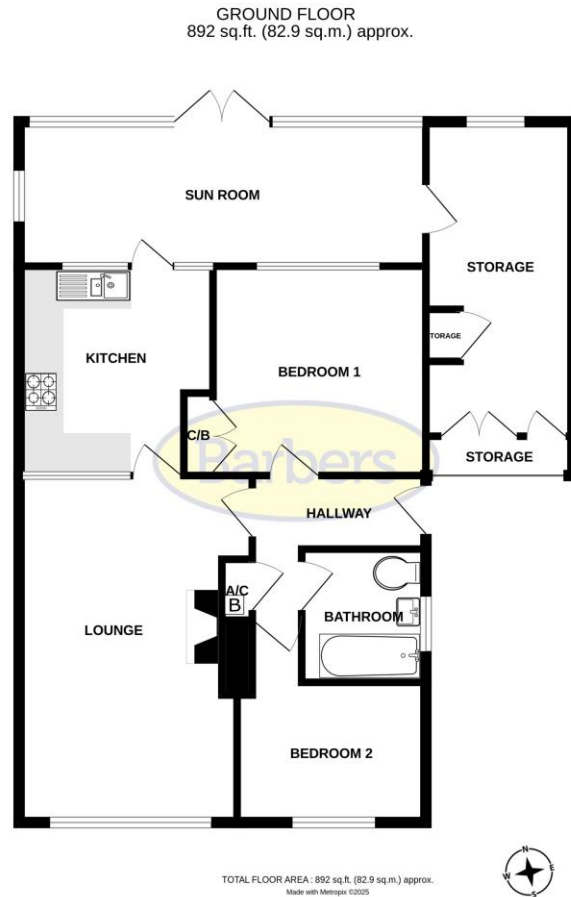
From Junction 6 off the M54 proceed towards Ketley Brook roundabout, take the 3rd exit onto Holyhead Road, at Beveley roundabout take the 3rd exit to remain on the Holyhead Road. After passing the Holy Trinity Church on your left, take the next right hand turn onto Dukes Hill, then turn first right into Wesley Drive. Follow this road around to the left, turning left onto Trinity View at the T-junction. The property will be found on the left hand side, after a short distance.

METHOD OF SALE

For Sale by Private Treaty

Ref: WE33279.130225

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:

LOUNGE/DINER 18' 9" x 11' 3" max (5.72m x 3.43m)

KITCHEN 10' 3" x 9' 8" max (8'1" min) (3.12m x 2.95m)

SUN ROOM 21' 6" x 7' 6" (6.55m x 2.29m)

STORE 14' 2" to cupboard fronts x 7' 6" (4.32m x 2.29m)

BEDROOM 1 11' 0" x 10' 2" (3.35m x 3.1m)

BEDROOM 2 9' 5" x 7' 2" min (2.87m x 2.18m)

BATHROOM 6' 1" x 5' 6" (1.85m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Tel: 01952 221 200

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.