



Helping *you* move



2 Sinclair Gardens, Ketley

A beautifully presented and much improved, three Bedroom Semi-Detached House with impressive long rear garden and plenty of off road parking, located at the end of the cul-de-sac. Viewing is strongly recommended.

Offers in excess of
£238,500

2 Sinclair Gardens, Ketley, Telford, TF1 5HR.

Overview

- Semi-Detached House
- Lounge
- Dining Room
- Attractive Kitchen
- Three Bedrooms
- Refitted Wet Room
- Driveway Parking
- Long Rear Garden
- Gas Central Heating
- Double Glazing
- Freehold. EPC D. Council Tax B.



Location

Situated in the established residential locality of Ketley, the property is served by a range of neighbourhood facilities in the nearby local centre and a Primary School. A further range of shops are available at the nearby Towns 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

A beautifully presented three bedroom semi detached house that has been greatly improved by the current owners. The accommodation comprises entrance hall, with WC and door through to the lounge, having a bay window to the front with plantation style shutters and recessed fireplace housing a multi fuel burner. There is an archway leading through to the dining room, enjoying views out to the rear garden with bifold doors opening out to the rear decking. The kitchen comprises a range of base and wall units, integrated dishwasher, gas hob and double electric oven. There is a water softener (traditional salt style) located beneath the sink and French doors out to the rear garden, along with useful utility/laundry room to the side.



Stairs from the hallway ascend to the first floor where there are three bedrooms, bedroom one having full height built in wardrobes to either side of the chimney breast. The wet room has been refitted with a stylish walk-in shower, WC and wash hand basin. The accommodation benefits from gas central heating and double glazing.

Externally there is a driveway to the front of the property allowing parking for several vehicles and an enclosed space to the side of the house. The rear garden is a particularly delightful feature having a good sized decked area (pergola available by separate negotiation), with the remaining garden predominantly laid to lawn. Useful, large timber shed.



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 (currently £1,604.80 for the year 2024/25)

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

At Ketley Brook roundabout from Wellington take the second exit onto Holyhead Road, at the traffic lights turn right passing Ketley Business Park and then turn right onto Sinclair Gardens.

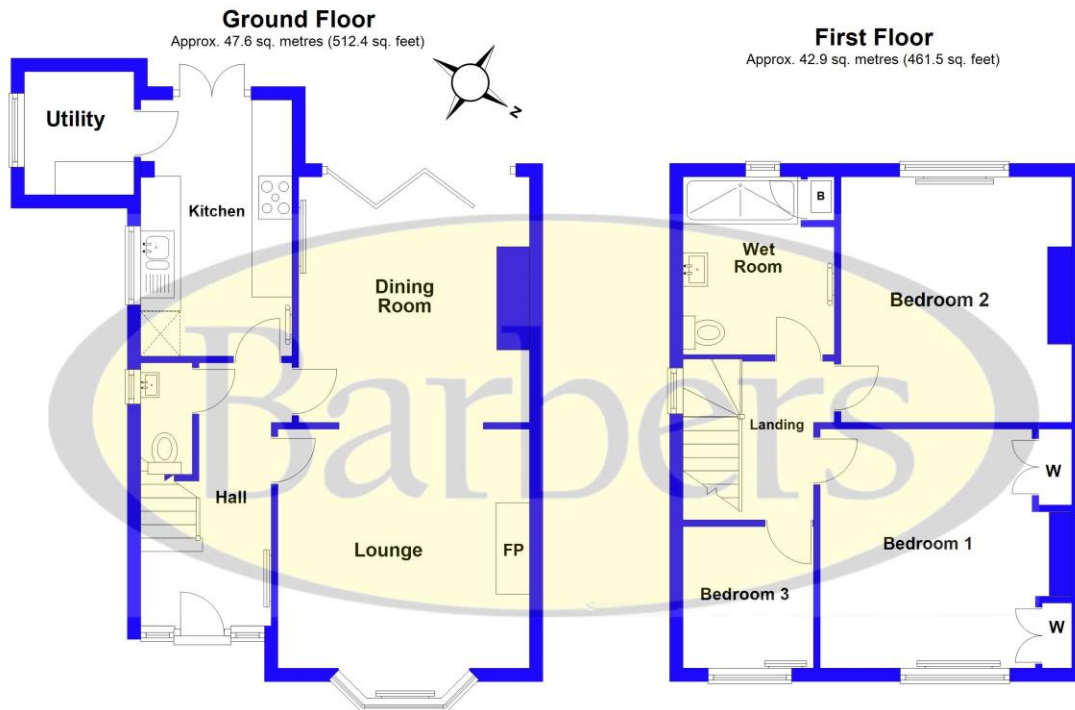
METHOD OF SALE

For Sale by Private Treaty.

WE33214.200824

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.



Total area: approx. 90.5 sq. metres (973.9 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software
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2 Sinclair Gardens, Ketley, Telford

All measurements quoted are approximate:

CLOAKROOM 5' 6" x 2' 7" (1.68m x 0.79m)

LOUNGE 12' 4" x 11' 10" (3.76m x 3.61m)

DINING ROOM 12' 2" x 11' 5" (3.71m x 3.48m)

KITCHEN 12' 7" x 7' 4" (3.84m x 2.24m)

UTILITY / LAUNDRY 6' 2" x 5' 4" (1.88m x 1.63m)

BEDROOM ONE 12' 2" x 11' 4" (3.71m x 3.45m)

BEDROOM TWO 11' 9" x 11' 3" (3.58m x 3.43m)

BEDROOM THREE 6' 11" x 6' 5" (2.11m x 1.96m)

WET ROOM 8' 8" x 7' 3" (2.64m x 2.21m)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

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



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.