

# SKITTS

ESTATE AGENTS



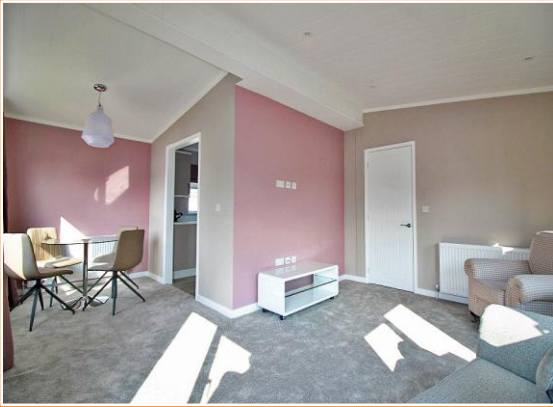
**Homelands Park, Ketley Bank**  
Telford, TF2 0DN

**£170,000**

01902 788 188

**We Value Your Home**

**\*\*BRAND NEW TWO BEDROOM PARK HOME WITH ENSUITE TO MASTER AND OFF ROAD PARKING\*\***



**Large lounge/diner, fitted kitchen, bathroom, double glazing and central heating. Close to local shops and amenities,**

**VIEWING HIGHLY RECOMMENDED, CALL TO ARRANGE YOUR APPOINTMENT ASAP!**

**Outside** Having lawned garden, block paved off road parking

**Entrance hall** Having two stores, radiator, doors to various rooms

**Lounge/dining room (L shaped)** 19' 0" x 14' 7" (5.79m x 4.44m) Having two double glazed windows to the side, two double glazed windows to the front, two radiators

**Kitchen** 8' 2" x 8' 1" (2.49m x 2.46m) Having wall and base cupboard units with work surfaces over, gas hob with extractor over, electric oven, single drainer sink unit, double glazed window to the side

**Utility** 9' 1" x 5' 5" (2.77m x 1.65m) Having fitted fridge/freezer, washing machine, radiator, door to the rear

**Study** 5' 1" x 4' 9" min (1.55m x 1.45m) Having double glazed window to the front, radiator

**Bedroom 1** 12' 7" x 9' 1" (3.83m x 2.77m) Having double glazed window to the rear, radiator, door to;

**En-suite** Having shower cubicle, wc, wash hand basin, double glazed window to the side

**Bedroom 2** 9' 7" x 8' 4" min (2.92m x 2.54m) Having double glazed window to the front, radiator, built-in wardrobe

**Bathroom** Having bath with shower over, wc, wash hand basin, heated towel rail, double glazed window to the front







**TENURE: Leasehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

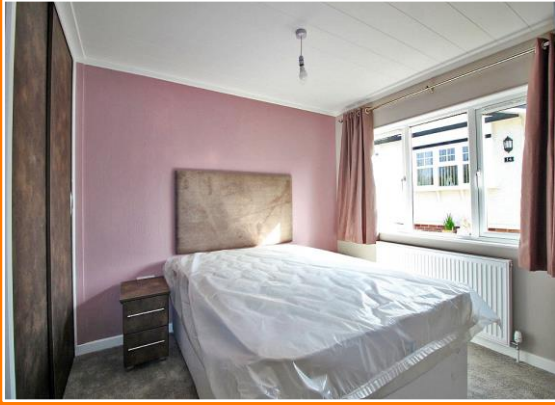
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



GROUND FLOOR



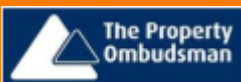
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