



Helping *you* move



22 Ivy House Paddocks, Ketley

A spacious Detached Bungalow situated amongst similar style properties in this popular residential locality, convenient for a range of local neighbourhood amenities.

Offers in the Region of

£245,000

22 Ivy House Paddocks, Ketley, Telford, TF1 5GD.

Overview

- Detached Bungalow
- Lounge
- Kitchen
- Conservatory
- Two Bedrooms
- Shower Room
- Detached Garage
- Pretty Rear Garden
- Gas CH, Double Glazing
- EPC C, Council Tax C



Location

Situated in the established residential locality of Ketley the property is served by a range of neighbourhood facilities at the local district centres of Hadley and Oakengates. The modern shopping and leisure facilities available at Telford Town Centre are approximately 3 miles distant.

Brief Description

This modern Detached Bungalow is approached through an Enclosed Porch with door opening into the Lounge with a lovely dual aspect to the front and side, gas fire with feature surround and door opening into the Kitchen - here you will find a range of base and wall mounted units, complementary working surfaces with inset sink unit, gas hob and integrated eye level oven; dual aspect to the side and rear. A door opens into the Conservatory which provides views over the pretty rear garden and French doors to the patio.



From the Lounge, an inner Hall provides access to the Shower Room and Bedrooms. The Shower Room has a white three piece suite. Bedroom One has fitted wardrobes and overlooks the front while Bedroom Two overlooks the rear. The bungalow is complimented with gas central heating and double glazing.

Externally, the property is approached over a block paved driveway which leads to the Detached Garage with electric door; adjacent to an Electricity Transformer. The front garden is of a low maintenance slate design with paved pathway leading to the entrance door and to the side into the rear patio area - the pretty rear garden is laid to various shrub borders containing a variety of established flowers, shrubs and fruit trees.



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.

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 Wellington proceed along the Holyhead Road (A5) towards Ketley. At the traffic lights / cross roads in Ketley turn left onto Waterloo Road and then second right into Ivy House Paddocks, bear around to the right and the bungalow will be found in the top left corner.

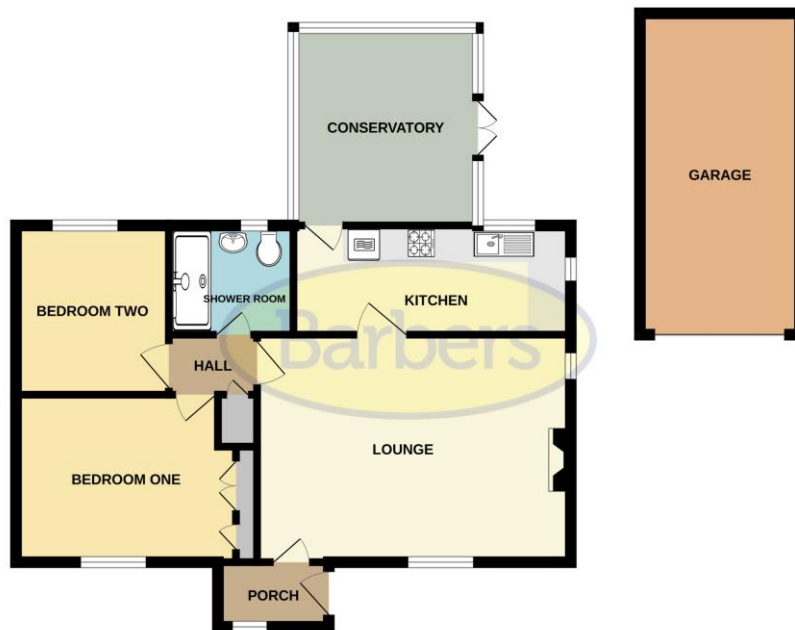
METHOD OF SALE

For Sale by Private Treaty.

WE38599.120825

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.

GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.
Made with Metropix ©2025

All measurements quoted are approximate:

LOUNGE 15' 11" x 11' 6" (4.85m x 3.51m)

KITCHEN 14' 1" x 5' 7" (4.29m x 1.7m)

CONSERVATORY 10' 6" x 9' 4" (3.2m x 2.84m)

BEDROOM ONE 11' 2" x 8' 3" (3.4m x 2.51m)

BEDROOM TWO 8' 7" x 7' 9" (2.62m x 2.36m)

SHOWER ROOM 6' 4" x 5' 4" (1.93m x 1.63m)

GARAGE 16' 3" x 8' 2" (4.95m x 2.49m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Email: 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.