

## Oak Trees Avenue, Ketley, Telford, TF1 5FR



**£230,000 Freehold**



Introducing Oak Trees Avenue, Ketley - Your Perfect Family Home! Nestled within the prestigious Taylor Wimpy millennium village development, this property offers contemporary living at its finest.

Once you step inside you will be welcomed into the hallway which offers access to the Kitchen/diner which has a range of white gloss wall and base units and comes complete with integrated appliances for convenience.

As you explore further, you'll find a convenient guest WC, ensuring practicality meets style. The spacious lounge is a true highlight, boasting a captivating panelling feature that adds a touch of sophistication. French doors open to the rear landscaped garden, creating a seamless flow between indoor and outdoor living. Here, you'll also find the delightful garden room, perfect for relaxation, entertainment or a home gym or office.

Upstairs, three well-appointed bedrooms await, with the master bedroom featuring an en-suite bathroom for added privacy and comfort. This home is thoughtfully designed to accommodate the needs of a growing family.

and parking is a breeze with designated spaces right at the front, ensuring convenience for you and your guests. There is a community charge payable to Sanctuary Housing at £278 per annum as informed by the vendor September 2023.

The property is FREEHOLD - EPC RATING B - Council Tax Band B

Hallway  
15'5" x 6'6"



Living Room  
10'3" x 15'3"



Kitchen/Diner  
11'1" x 9'8"



WC  
3'3" x 5'11"





Landing  
6'11" x 6'0"



Master Bedroom  
11'0" x 11'8"



Bathroom  
6'6" x 5'5"



Master Ensuite  
5'8" x 5'4"



Bedroom Two  
10'2" x 8'5"



Garden Room  
8'10" x 12'10"



Bedroom Three  
10'2" x 6'5"



Rear Garden

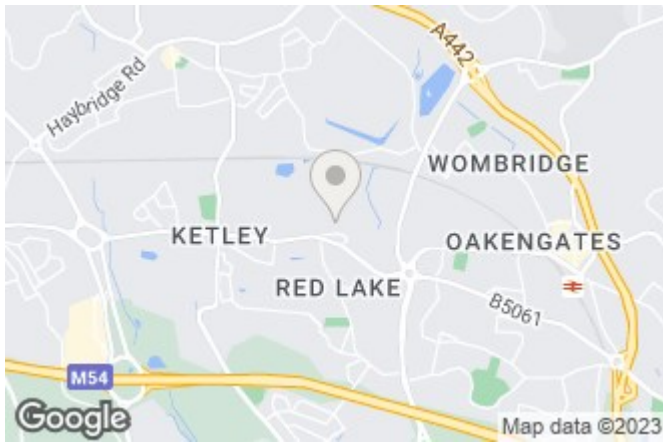


Parking



# BELVOIR!

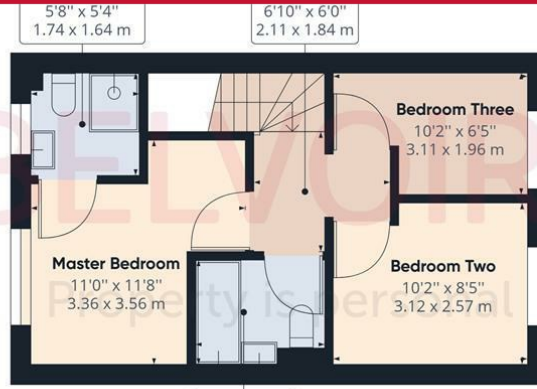
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

## BELVOIR!

Property is personal

### Approximate total area<sup>(1)</sup>

841.40 ft<sup>2</sup>  
78.17 m<sup>2</sup>

### Reduced headroom

7.58 ft<sup>2</sup>  
0.70 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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