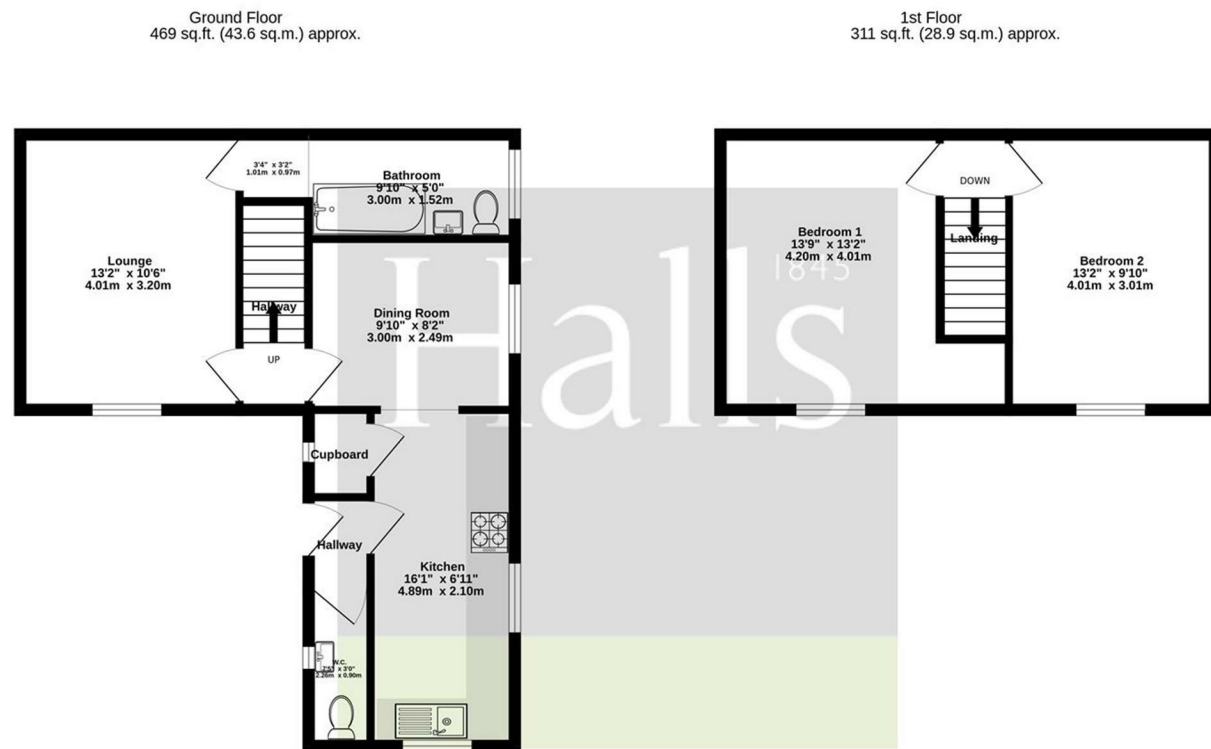


65 Holyhead Road, Ketley, Telford, TF1 5AN

5



TOTAL FLOOR AREA: 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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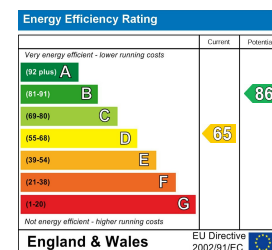
Offers in the region of £170,000

65 Holyhead Road, Ketley, Telford, TF1 5AN

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



845

01952 971800

Telford Sales

32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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01952 971800



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Perfect for Investors or First Time Buyers.
- Recently Refurbished.
- Close to Amenities.
- Great Transport Links.
- Spacious Living Areas.
- Ample Parking.

DESCRIPTION

Situated in the popular area of Ketley, just 2 miles from Telford Town Centre, this fantastic home offers the perfect combination of convenience and comfort. Telford Town Centre is home to a wide range of shops, restaurants, and leisure facilities, while Telford Central Railway Station and the M54 motorway provide excellent transport links for easy commuting. Plus, Oakengates' local amenities, including a medical practice, pharmacy, convenience stores, and post office, are all just a short distance away.

This mature semi-detached house has been recently refurbished throughout to a high standard, offering a fresh and modern living space. The spacious entrance hall leads into a large living room, perfect for relaxing or entertaining. The separate dining room is ideal for family meals or as a home office. The refitted ground-floor bathroom boasts a stylish shower, while the refitted kitchen, featuring an integrated oven and hob, is a dream for anyone who loves cooking.

Upstairs, you'll find two generously sized double bedrooms, both offering plenty of room for storage and relaxation.

The property benefits from a front garden, driveway parking, and a timber garage – offering ample space for both vehicles and additional storage.

Offered with no upward chain, this property is ready to move straight into and is an excellent opportunity for first-time buyers or savvy investors looking to add to their portfolio.

LOCATION

Holyhead Road is located in Ketley, a peaceful suburb of Telford, offering a great balance of residential living and convenience. With easy access to local amenities including shops, schools, and parks, the area is well-suited for families and individuals alike. The vibrant Telford Town Centre is just a short drive away, providing a wide range of shopping, dining, and entertainment options. For those who commute, Ketley benefits from excellent transport links, with Oakengates train station just a short distance away, offering direct services to nearby towns and cities. The area's quiet, community-focused atmosphere, combined with its proximity to urban conveniences, makes it a desirable location to call home.

DIRECTIONS

From our office on Market Street in Wellington turn left onto Bridge Road. In 300 yards at the next roundabout turn right onto Wrekin Road. In 0.3 miles turn left onto Holyhead Road. Stay on this road for 1.2 miles before taking the second exit at the next roundabout, staying on Holyhead Road. In 0.6 miles turn left and you will find the property in approximately 10 yards.

ROOMS

GROUND FLOOR

LOUNGE

The spacious lounge provides views to the front elevation.

DINING ROOM

A large dining room which is open plan to the kitchen and provides views to the side of the property.

KITCHEN

A fully fitted kitchen with ample worktop and storage space with views to the front and side of the property.

BATHROOM

The bathroom is equipped with toilet, hand wash basin and bath facilities with a hand held shower fitting.

W.C.

A white two- piece suite comprising wash-hand basin and W.C.

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom with views to the front elevation.

BEDROOM TWO

Another spacious double bedroom with views to the front elevation.

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band B.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.