



2 THE PADDOCKS

SHEPARD'S LANE | RED LAKE | TELFORD | TF1 5JZ

Halls 1845



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Telford 2.9 miles | Oswestry 33 miles | Wrexham 41 miles | Shrewsbury 15 miles | Chester 51 miles
(all mileages are approximate)

A WELL PRESENTED FAMILY HOME WITH SPACIOUS ACCOMMODATION

Highly Desirable Village Location
Impressive Dining Hall
South Facing Garden
Lovely Aspect
Fantastic Living Accommodation
Total ft² - 1440.00



Telford Office

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Viewing is strictly by appointment with the selling agents

LOCATION

Red Lake is a suburban area in Telford, located within the unitary authority of Telford and Wrekin in Shropshire. Positioned approximately 1.4 miles northeast of Telford Central railway station and in the TF1 postcode district, it features a mix of detached and semi-detached homes within a residential setting.

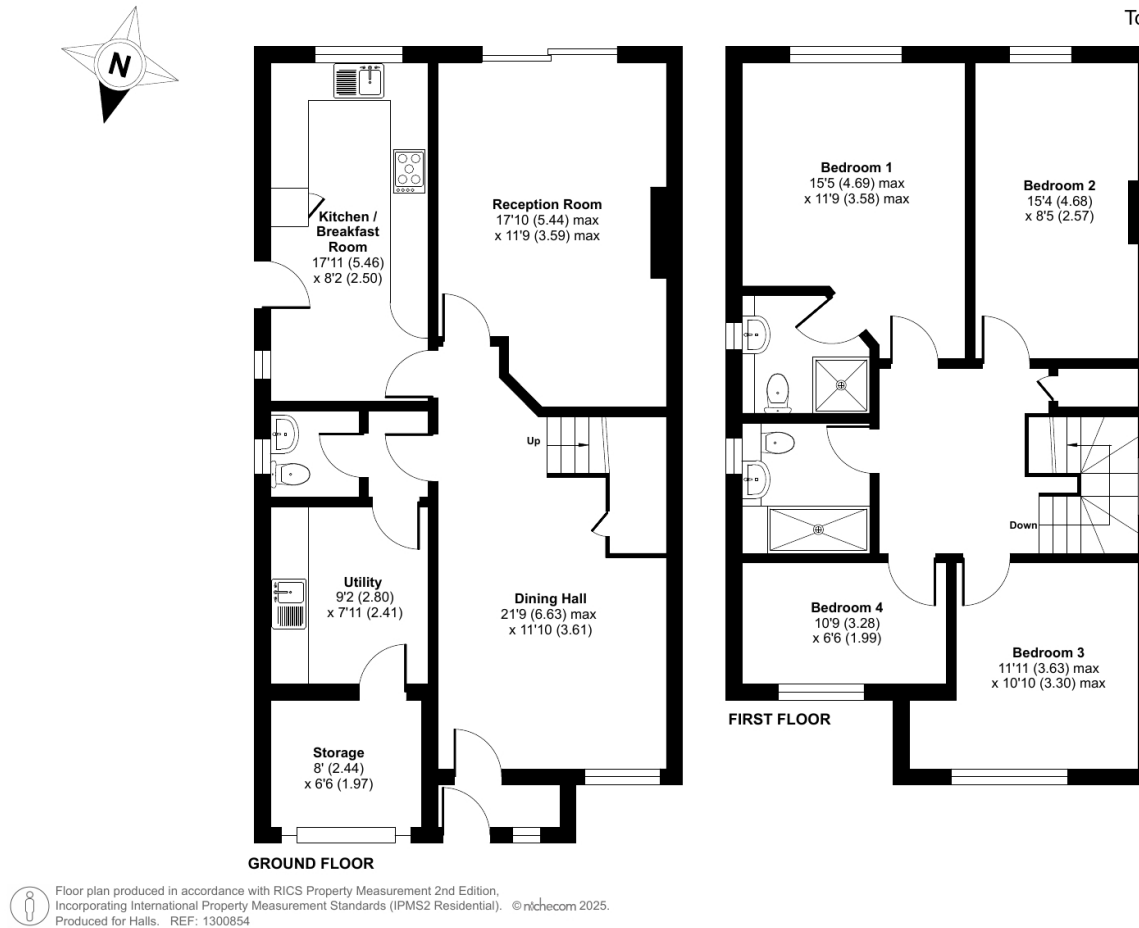
The area is well-connected by public transport, with Oakengates station just 0.8 miles away and several local bus routes providing easy access to surrounding parts of Telford. Red Lake is served by nearby schools and includes various shops, restaurants, and recreational facilities. While primarily modern, the area lies close to heritagesites like Ketley Hall, an 18th-century listed building, and St Mary's Church. Overall, Red Lake offers a well-rounded living environment with convenient amenities, strong transport links, and a touch of local history.

DIRECTIONS

From our office on Market Street, Wellington, turn left onto Bridge Road. In 0.4 miles take the second exit at the roundabout onto Glebe Street. Turn right onto High Street in 310 yards. In 0.3 miles bear left onto Watling Street. Stay on this road for 0.7 miles before taking the second exit at the roundabout onto Holyhead Road. In 0.8 miles, bear right onto Shepard's Lane where you will find the property on your right in approximately 0.2 miles.

PROPERTY

Set well back from the road, overlooking the Ketley Paddock Mound, an 11 acre woodland and grassland open space, the home is approached via a private driveway. Entry is through an enclosed porch that includes a useful cloak storage area. A further secure door opens into a large open-plan dining hall, finished with attractive oak strip flooring. This impressive space serves as the heart of the home and provides access to several key rooms. From the dining hall, a hall leads through to the utility room, storage area and downstairs WC.



The kitchen, also accessed from the hall, is a spacious breakfast-style layout with ceramic tiled flooring. It features a range of fitted units with quartz worktop space, it comes equipped with integrated appliances including a dishwasher, fridge, double oven and six ring gas hob. A door from the kitchen provides access to the rear garden. The rear-facing lounge is also accessed from the dining area and features solid oak flooring, a charming gas log

burner-style fireplace, and large sliding patio doors that open onto the garden, allowing natural light to flood the room. A wide staircase leads from the dining hall to a generous first floor galleried landing. This open area offers a walk-in wardrobe/storage cupboard and provides access to all four bedrooms and the family bathroom. The master bedroom is a spacious double and benefits from its own private en-suite shower room. Bedroom two is a double with a rear aspect.



Bedroom three is another well-sized double and enjoys beautiful, uninterrupted views across the Shropshire countryside, while bedroom four is a good-sized single with views over Ketley Paddock Mound and the surrounding Shropshire countryside.

The family bathroom is fitted with a double shower, vanity unit and low-level WC, offering a practical and neatly finished space for everyday use.

Throughout the home, there is full walk-in double glazing and gas central heating, ensuring comfort and efficiency in all seasons.

GARDEN

Outside, the property boasts a well-tended, private rear garden featuring a wide paved patio area, with steps leading up to a terraced lawn bordered by established plants and shrubs.

Ideal for outdoor entertaining or simply relaxing, the garden enjoys excellent sunlight thanks to its southerly orientation.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, gas, drainage and electric.

LOCAL AUTHORITY

Telford and Wrekin Council,
Derby House,
Lawn Central,
Telford,
TF3 4NT

Tel: 01952 380 000.

COUNCIL TAX

Council Tax Band – D

VIEWINGS

Strictly by appointment with the selling agent.

Halls Estate Agents Telford.

Tel: 01952 971 800

Email: telford@hallsgb.com



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

- regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.



