



Oak Trees Avenue, Ketley,  
Telford



**Offers in excess of £210,000**

- Semi Detached
- Perfect Starter House
- Well Presented
- Lounge
- Family Bathroom + En-Suite
- Kitchen with Appliances
- Guest Cloakroom
- Freehold
- EPC Rating B
- Private Garden



Goodchilds are pleased to present this three bedroom semi detached house in Oak Trees Avenue, Ketley. A perfect starter home which is well presented throughout, comprising of a kitchen / diner, lounge, guest cloakroom, family bathroom, en-suite, garden and off road parking. For more information please call us on 01952 701019 today.

#### Hallway 4.70m x 2.00m

As you enter the property you arrive in the entrance hallway giving access to the kitchen, lounge and guest cloakroom, with stairs climbing to the first floor landing and storage cupboard.

#### Kitchen 3.38m x 2.97m

A modern and stylish kitchen / diner which is perfect for entertaining friends and family. Having a range of fitted wall and base units with roll top surfaces over, an integral oven, hob and extractor, built in dishwasher and fridge / freezer, sink and drainer, integrated washing machine, window to the front aspect and heating radiator.

#### Guest Cloakroom 1.01m x 1.82m

Having a close coupled toilet and wash basin.



### Lounge 3.13m x 4.66m

A pleasant lounge space filled with natural light from French doors to the rear aspect, with heating radiator, tv and socket points and ample space for furnishings.

### Landing

Stairs climb from the hallway to the first floor landing giving access to the bedrooms and family bathroom.

### Bedroom One 3.36m x 3.56m

Having space for a double bed and furnishings, heating radiator, window to the front elevation and access to the en-suite.

### En-Suite 1.74m x 1.64m

Comprising of a shower enclosure, close coupled toilet and wash basin. Finished with complimentary tiling and window to the front aspect.

### Bedroom Two 3.12m x 2.57m

Having a window to the rear elevation and heating radiator.

### Bedroom Three 3.11m x 1.96m

Having a window to the rear elevation and heating radiator.

### Family Bathroom

Comprising of a panel bath, close coupled toilet and wash basin. Finished with complimentary tiling.

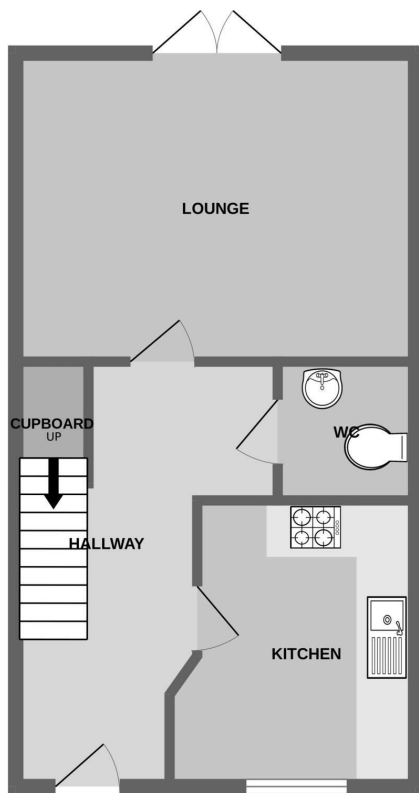
### Outside

To the front of the property is off road parking for multiple vehicles and pathway leading to the front entrance door.

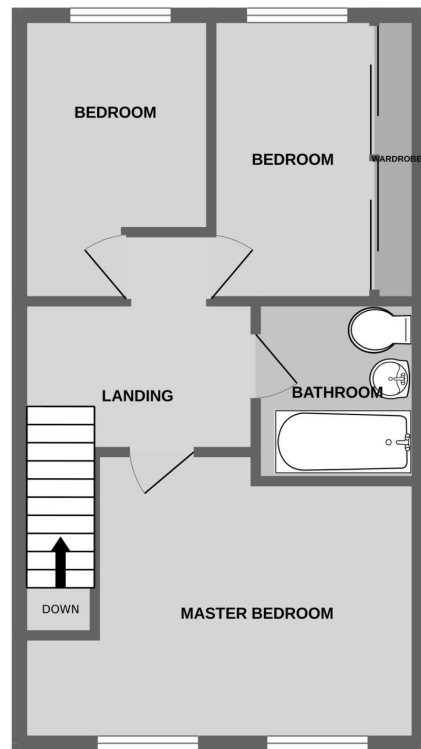
To the rear of the property is an enclosed garden mainly laid to lawn with a patio area and garden shed.

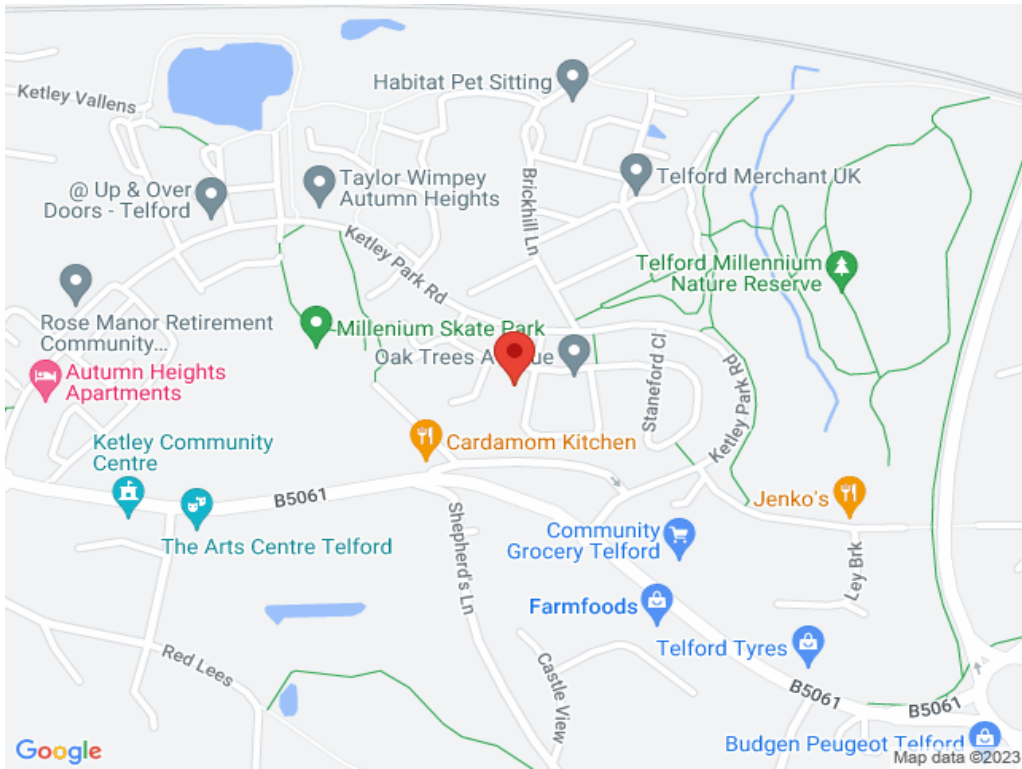


GROUND FLOOR



1ST FLOOR





Goodchilds Telford

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