



SAMUEL WOOD

25 Orchard Close, Ketley, Telford, Shropshire, TF1 5HA

Asking Price £210,000



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- Well Presented Family Home
- Open Plan Kitchen Diner
- Home Gym
- Family Bathroom
- Gas Central Heating
- Three Generously Sized Bedrooms
- Two Spacious Reception Rooms
- Ground Floor Cloakroom
- Landscaped Gardens and New Private Driveway
- EPC Rating TBC

Samuel Wood is delighted to offer for sale this well presented home on Orchard Close in Ketley. The recently improved property boasts spacious contemporary living within a well designed layout comprised over two floors, all complemented by a private driveway and landscaped garden. Occupying a prime position close to amenities including shops, pubs, restaurants, within good school catchment and nearby to practical road links. Viewing is highly recommended by the selling agent.

Ground Floor:

25 Orchard Close in Ketley offers a beautifully presented and thoughtfully extended ground floor layout, perfect for modern family living. The home opens into a welcoming entrance hall with a newly fitted WC, leading through to a spacious and light-filled living room. To the rear, the open-plan kitchen diner provides a sociable heart to the home, ideal for both everyday meals and entertaining. The former garage has been cleverly converted into a versatile additional reception room, offering flexibility as a playroom, home office, or snug. Behind this space, the converted storage area now serves as a fully equipped home gym, adding even more practicality and lifestyle appeal.

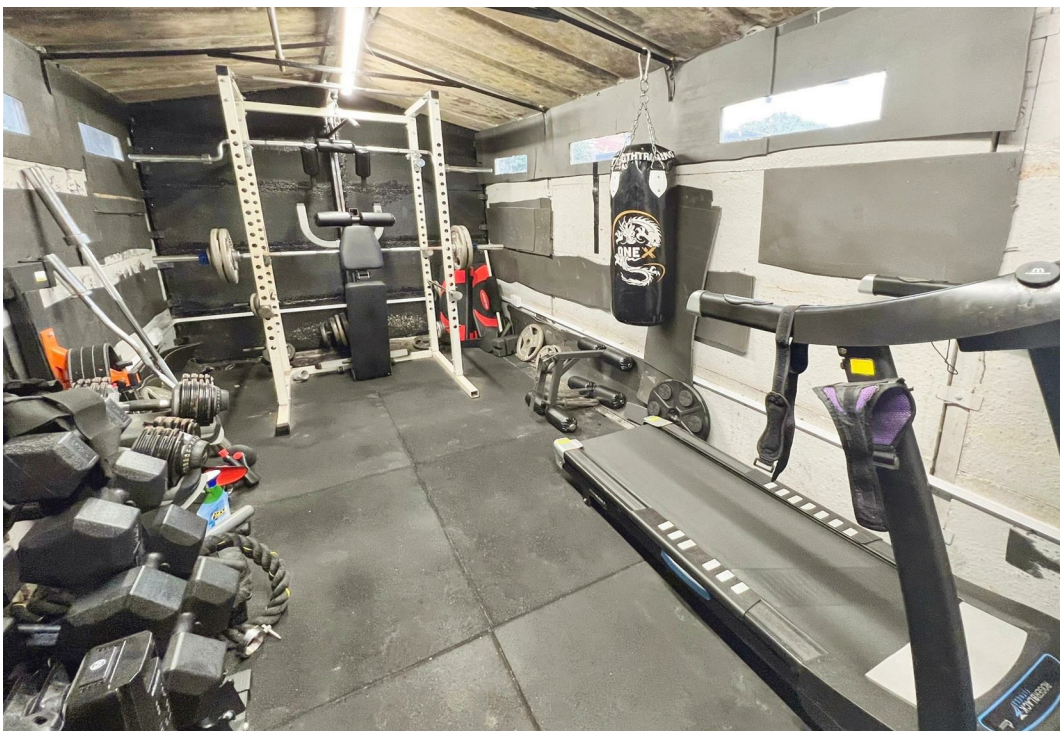
First Floor:

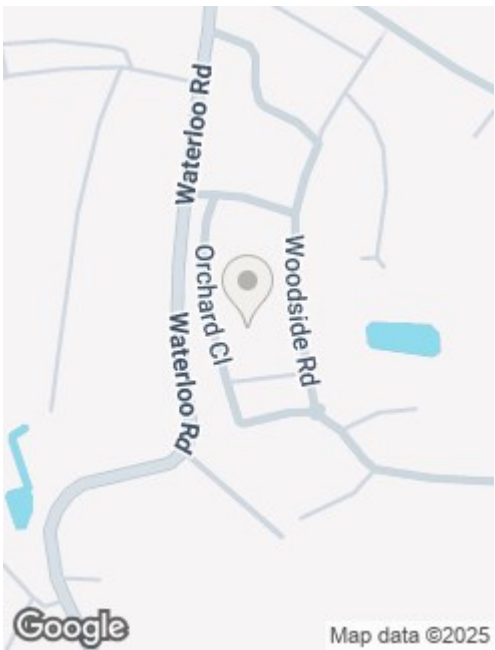
Upstairs, the property continues to impress with three well-proportioned bedrooms that provide ample space for family members or guests. Each room benefits from good natural light and versatile layouts, allowing for a mix of sleeping, study, or dressing arrangements. The family bathroom is finished to a modern standard, providing a comfortable and functional space for daily routines. The first floor as a whole maintains the home's well-balanced design, combining comfort, style, and functionality.

Outside:

Externally, 25 Orchard Close enjoys excellent kerb appeal, with a newly laid multi-car driveway providing generous off-road parking. A practical lean-to area to the side offers discreet bin storage, helping to keep the frontage neat and tidy. To the rear, the landscaped garden provides a private and attractive outdoor space, perfect for relaxing, dining, or entertaining. The garden's layout complements the home's extended ground floor, with easy access from the kitchen diner and additional reception room, making it an ideal setting for both family life and hosting guests.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 7Mbps, Superfast 86Mbps & Ultrafast 1000Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

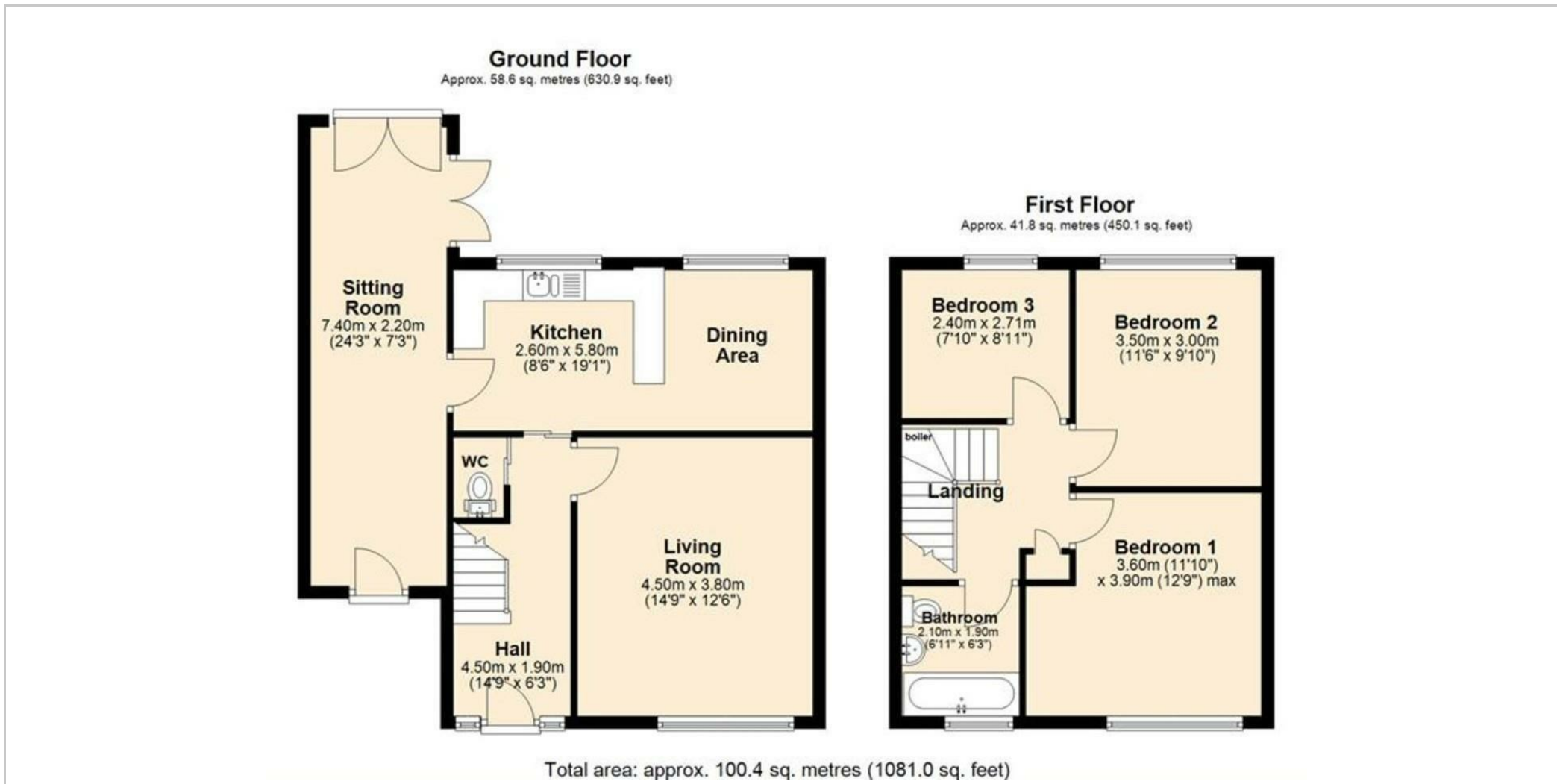
Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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