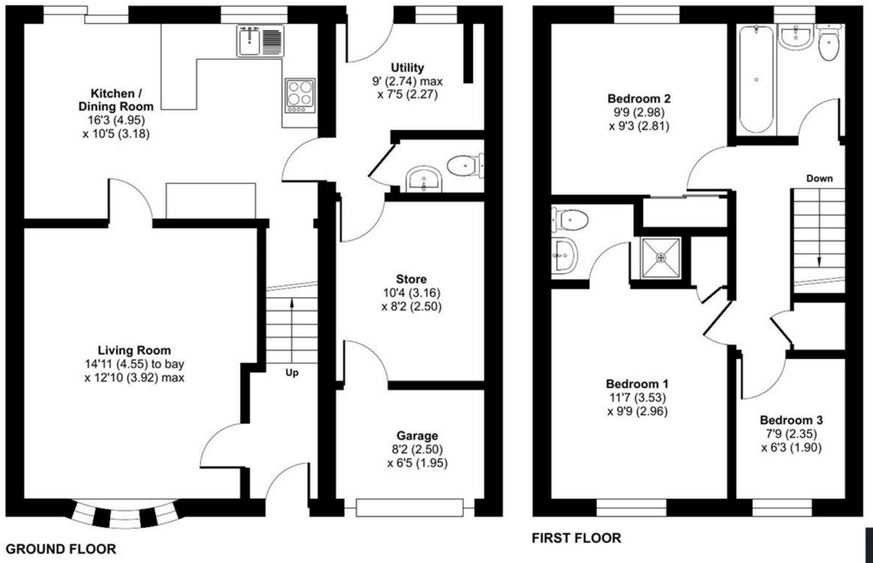
FOR SALE

12 Candleberry Meadow, Ketley, Telford, TF1 5TD

Approximate Area = 1032 sq ft / 95.9 sq m
Garage = 49 sq ft / 4.5 sq m
Total = 1081 sq ft / 100.4 sq m
For identification only - Not to scale



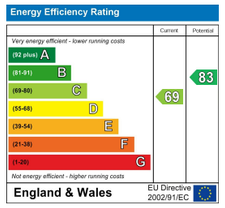
GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1492285

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



01952 971800

Telford Sales
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FOR SALE

Offers in the region of £295,000

12 Candleberry Meadow, Ketley, Telford, TF1 5TD

Offered with no onward chain, this well-presented three-bedroom detached home is vacant and ready for immediate occupation. Featuring a spacious lounge, bright kitchen/dining room with French doors to the rear garden, utility room, cloakroom, useful storage room and driveway parking, this move-in ready home is ideal for families, first-time buyers and those looking for a straightforward purchase.

FOR SALE

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

- **No onward chain**
- **Move-in ready**
- **Beautiful private rear garden**
- **Excellent access to Telford Town Centre, Wellington and the M54**
- **Garage storage and driveway parking with UV charging point**
- **Bright kitchen/dining room with breakfast bar**

DESCRIPTION

Occupying a pleasant position within the popular Candleberry Meadow development, this attractive detached home offers well-balanced accommodation designed for comfortable modern living.

The welcoming entrance hall leads into a generous living room, providing an inviting space to relax and entertain. To the rear, the bright kitchen/dining room forms the heart of the home, offering ample worktop and cupboard space together with a breakfast bar for casual dining. French doors fill the room with natural light and open directly onto the rear garden, creating an excellent space for everyday family life and entertaining. A separate utility room adds practicality, while a convenient ground floor cloakroom completes the downstairs accommodation.

A former integral garage has been thoughtfully adapted to provide a useful storage room, ideal for bikes, seasonal items or hobbies, while retaining the original garage door externally for a neat appearance.

The first floor offers three well-proportioned bedrooms together with a modern family bathroom.

Outside, the property benefits from a driveway providing off-road parking, an attractive front garden and an enclosed rear garden offering a private outdoor space to enjoy throughout the year. The enclosed rear garden has been thoughtfully arranged to create an enjoyable outdoor space, featuring a raised patio ideal for al fresco dining and a decked seating area, perfect for entertaining guests or relaxing in the sunshine.

Offered with vacant possession and no onward chain, this well-maintained home is ready for immediate occupation.

Early viewing is advised.

LOCATION

Candleberry Meadow is a well-regarded residential development in Ketley, ideally positioned for easy access to Telford Town Centre, Wellington and the M54 motorway. The area is well served by a selection of highly regarded primary and secondary schools, including Ketley CE Primary School, Newdale Primary School, Old Park Primary School, Hadley Learning Community, Holy Trinity Academy and the renowned Thomas Telford School, making it a particularly appealing location for families. A range of supermarkets, parks and everyday amenities are all within easy reach, while Telford offers extensive shopping, leisure facilities, restaurants and rail connections. The property's convenient location makes it an excellent choice for commuters, professionals and growing families alike.

ROOMS

GROUND FLOOR

HALLWAY

LIVING ROOM
14'11 x 12'10

KITCHEN/DINING ROOM
16'3 x 10'5

UTILITY
9 x 7'5

STORE
10'4 x 8'2

DOWNSTAIRS W.C.

FIRST FLOOR

BEDROOM ONE
11'7 x 9'9

EN-SUITE

BEDROOM TWO
9'9 x 9'3

BEDROOM THREE
7'9 x 6'3

BATHROOM

EXTERNAL

GARAGE STORE
8'2 x 6'5

DRIVEWAY

GARDEN

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: C

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

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.