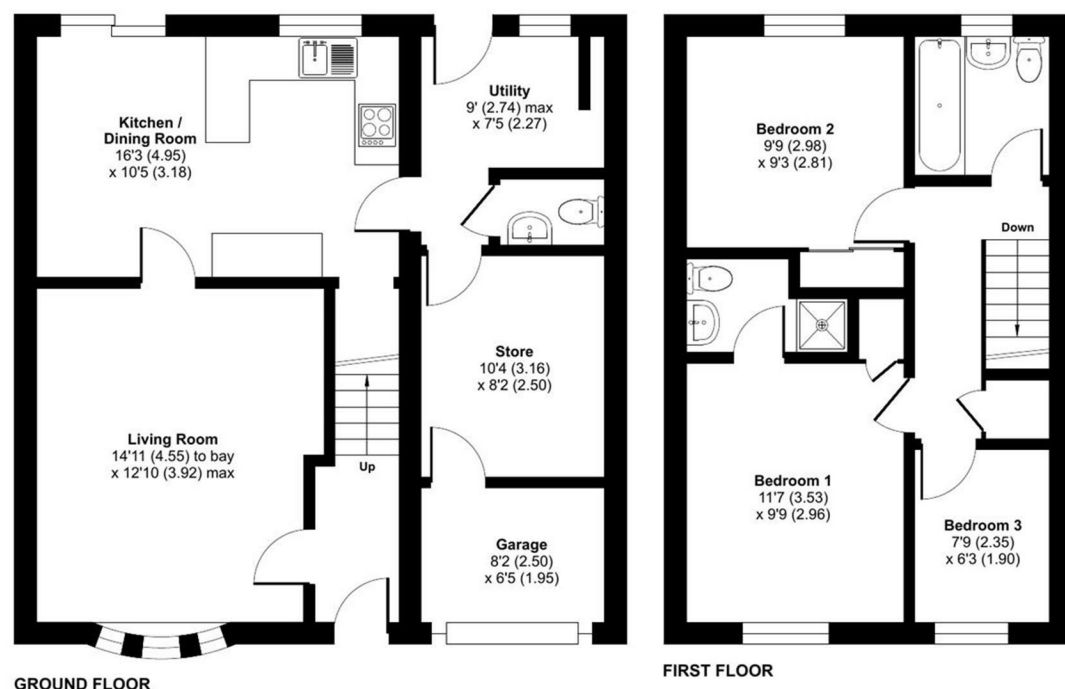


FOR SALE

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



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



FOR SALE

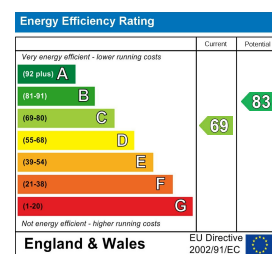
Offers in the region of £295,000

12 Candleberry Meadow, Ketley, Telford, TF1 5TD

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



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.



01952 971800

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



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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

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. A range of local schools, 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.