

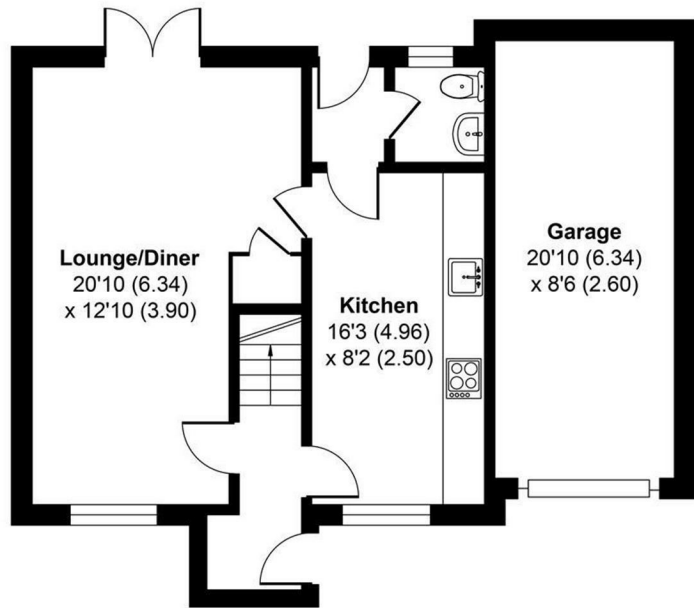
FOR SALE



46 Mount Side, Ketley, Telford, TF1 5HH

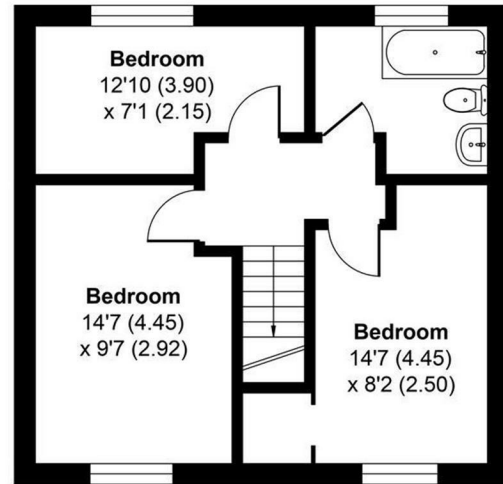


Approximate Area = 912 sq ft / 84.7 sq m
Garage = 177 sq ft / 16.4 sq m
Total = 1089 sq ft / 101.1 sq m
For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



First Floor



FOR SALE

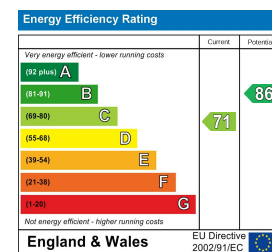
Offers in the region of £210,000

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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



Beautifully improved three-bedroom semi-detached home, ready to move straight into. Featuring a bright lounge diner with French doors to the garden, kitchen, useful cloakroom, built-in wardrobes, driveway, garage and a generous rear garden with lawn, trees and established planting.



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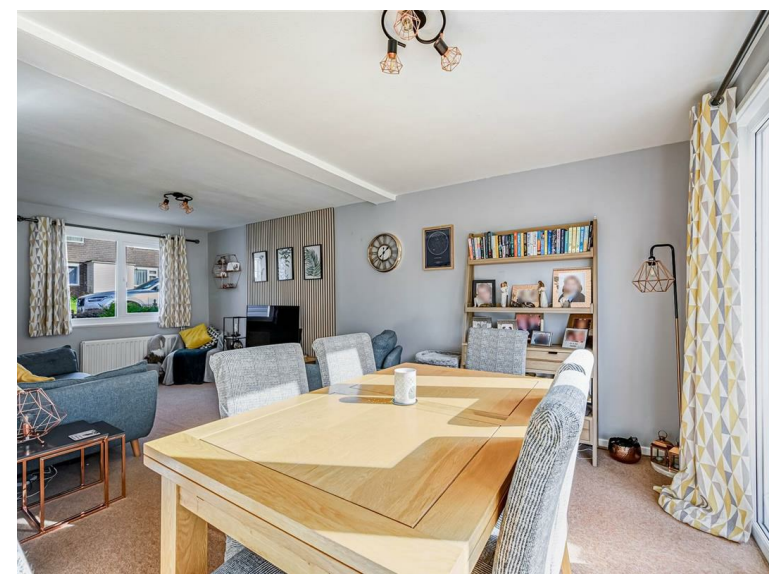
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Garage with Driveway
- South-Facing Garden
- Cul-de-Sac Location
- Well-Presented
- Spacious Rooms
- Plenty of Storage

DESCRIPTION

If you're looking for a home you can simply move into and start enjoying from day one, this lovely semi-detached house could be just the one.

The current owners have thoughtfully updated and improved the property, creating a welcoming space that feels cared for and ready for its next chapter. Step inside and you're greeted by an inviting entrance hallway, leading through to a bright lounge diner with French doors that open straight onto the garden - perfect for summer evenings or weekend gatherings.

The kitchen offers a smart range of wall and base units with worktops over, along with a built-in oven, hob and extractor. There's space for both a washing machine and condenser dryer, and from here you'll find access to a handy cloakroom and an inner lobby with a door out to the rear garden.

Upstairs, there are three bedrooms - ideal for a growing family, a home office, or a dressing room if you've always wanted one. One of the bedrooms benefits from built-in wardrobes, and the bathroom has been stylishly refitted with a modern three-piece suite, including a bath with shower over, pedestal basin and WC.

Outside, the property continues to impress. To the front, there's a lawned garden and a driveway leading to a generous single garage. The rear garden is a real highlight - private, south-facing and attractively tree-lined, with lawn and a shed.

This is a home with heart - practical, welcoming and ready for someone new to make it their own. We'd love to help you come and see it for yourself.

LOCATION

Located in the established residential area of Ketley, this home offers the best of both convenience and community. You're within easy reach of the local centres of Hadley and Oakengates, where you'll find everyday essentials, independent shops, cafés and handy services — ideal for popping out without needing to plan a full trip.

For a wider choice of shopping, restaurants and leisure options, Telford Town Centre is just a short drive away, offering everything from big-name stores to cinema nights and weekend coffee catch-ups.

The area feels well-established and neighbourly, making it a great spot for first-time buyers looking to put down roots somewhere with a real sense of community, while still staying well connected to everything you need.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER

KITCHEN

REAR PORCH

W.C.

FIRST FLOOR

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: B

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.