

FOR SALE

Instree Hillside Road, Ketley Bank, Telford, TF2 0BZ



Approximate Area = 1758 sq ft / 163.3 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) Produced by Lens-Media for Halls.



FOR SALE

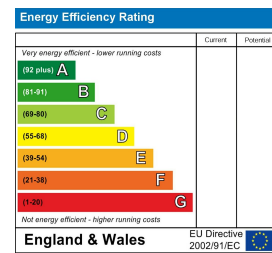
Offers in the region of £499,500

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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

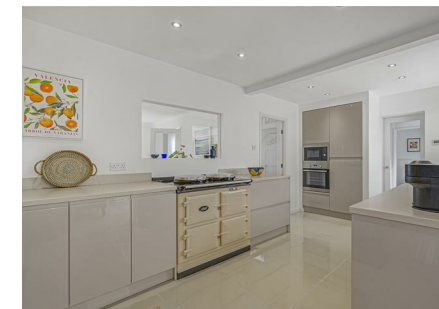


Immaculately presented four-bedroom detached home with stunning views across Shropshire. Featuring a bright, airy interior with large windows, a modern open-plan kitchen and sun room extension, plus two additional reception rooms. Benefits include a utility room, en-suite to the main bedroom, landscaped gardens, and a gated driveway

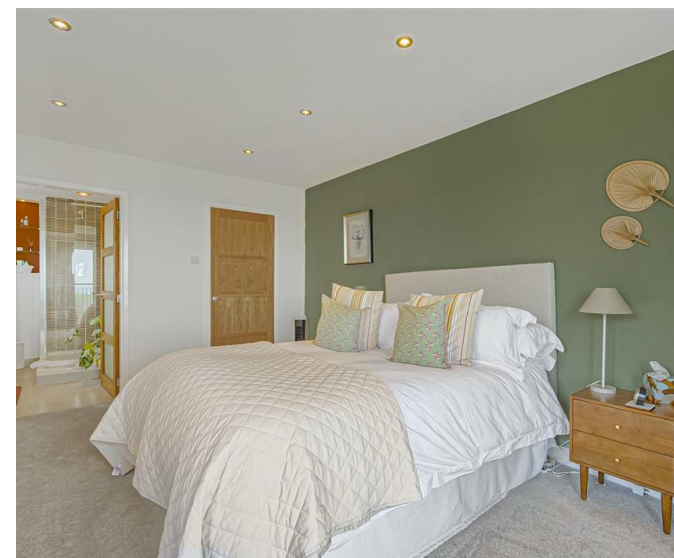
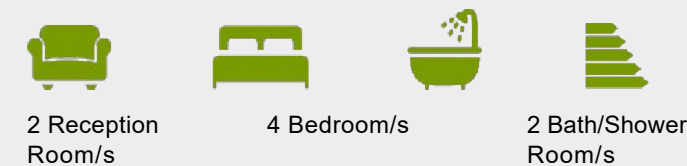


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Telford Sales
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- Stunning Views Across Shropshire
- Immaculately Presented Throughout
- Bright and Airy with Large Windows
- Sun Room Extension with Sliding Doors
- Gated Driveway for Three Vehicles
- Two Further Reception Rooms

Upstairs, you'll find four well-proportioned bedrooms, including a spacious main bedroom complete with its own en-suite, providing a private retreat.

Externally, the property continues to impress with beautifully landscaped gardens—perfect for relaxing or hosting guests—and a secure gated driveway offering ample parking.

Ideally located close to local amenities and the Town Centre, this home combines peaceful surroundings with everyday convenience, making it a truly outstanding opportunity.

LOCATION

Ketley Bank is a residential area located in the borough of Telford and Wrekin, Shropshire, situated just north of the M54 motorway and east of Telford town centre. It forms part of the civil parish of Oakengates and is characterised by a mix of older Victorian homes and more modern housing developments. The area offers local amenities and green spaces, such as Ketley Bank playing fields, contributing to its suburban community feel. It benefits from strong road links, including easy access to the wider West Midlands via the M54, and is served by nearby shopping and services in Oakengates and central Telford. Ketley Bank has historical significance, including the Grade II listed Bank House, and is part of a region with industrial roots in ironworks and mining.

ROOMS

- GROUND FLOOR
- PORCH
- HALLWAY
- LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- W.C.
- SUN ROOM
- FIRST FLOOR
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

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.