



Mount Pleasant, Ketley Bank, Telford

£289,000



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Freehold | EPC rating: B

- Newly built 2021
- Beautifully presented and ready to move into
- Private Rear Garden

- Detached three-bedroom family home
- Modern integrated kitchen
- Convenient location close to local amenities & schools

BELVOIR!

Property is personal

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Description

Appledore - Ketley Bank, Telford

Appledore is a beautifully presented detached three-bedroom home, offering true turn-key living in a sought-after location.

On entering the property, you are welcomed by a bright and inviting hallway with access to a convenient ground floor WC. The spacious lounge and dining room enjoy an abundance of natural light, with patio doors opening directly onto the rear garden—perfect for entertaining or relaxing. The modern fitted kitchen comes complete with integrated appliances, while the property also benefits from gas central heating and double glazing throughout.

Upstairs, the generous master bedroom includes a built-in wardrobe, alongside two further bedrooms and a well-appointed family bathroom featuring both a bath and a separate shower.

Externally, Appledore boasts a private south-facing garden with a patio area, steps leading to a raised lawn, and side access. To the front, an enclosed gravel driveway provides ample off-road parking.

Situated close to local amenities, schools, and excellent transport links, this delightful home is ideally positioned for families and professionals alike.

Freehold / Council Tax Band C / EPC B

Floorplan

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Approximate total area⁽¹⁾
803 ft²
74.7 m²

Reduced headroom
58 ft²
5.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Hallway

4.43m x 1.24m (14'6" x 4'1")

WC

1.62m x 0.96m (5'4" x 3'1")

Kitchen

3.2m x 2.99m (10'6" x 9'10")

Living Room

5.26m x 3.81m (17'4" x 12'6")

Landing

4.38m x 0.85m (14'5" x 2'10")

Bedroom One

3.83m x 3.09m (12'7" x 10'1")

Bedroom Two

3.88m x 2.04m (12'8" x 6'8")

Bedroom Three

2.8m x 2.02m (9'2" x 6'7")

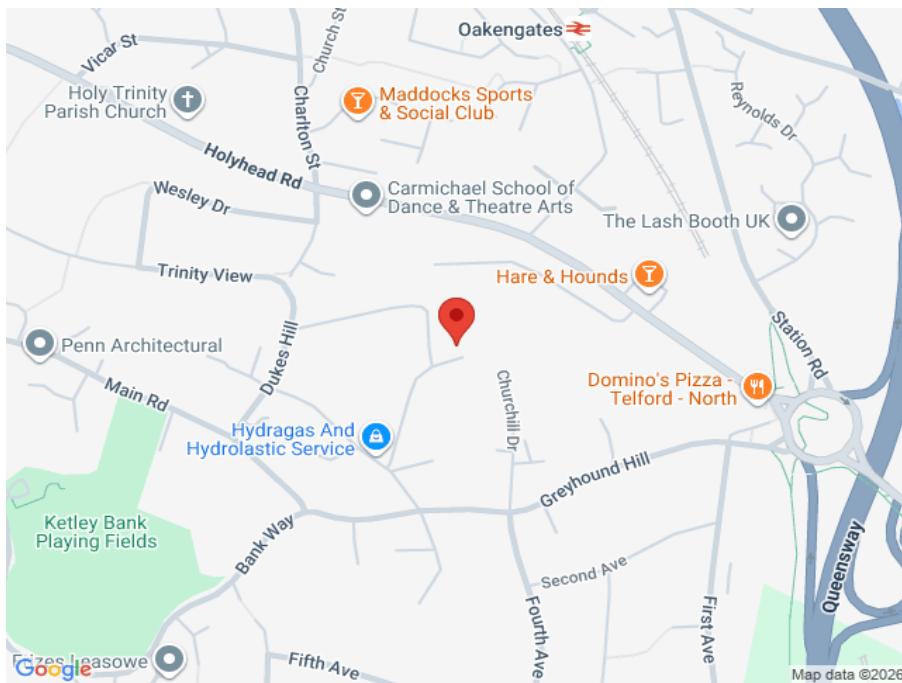
Bathroom

2.18m x 2.05m (7'2" x 6'8")

Photographs



Map



AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.