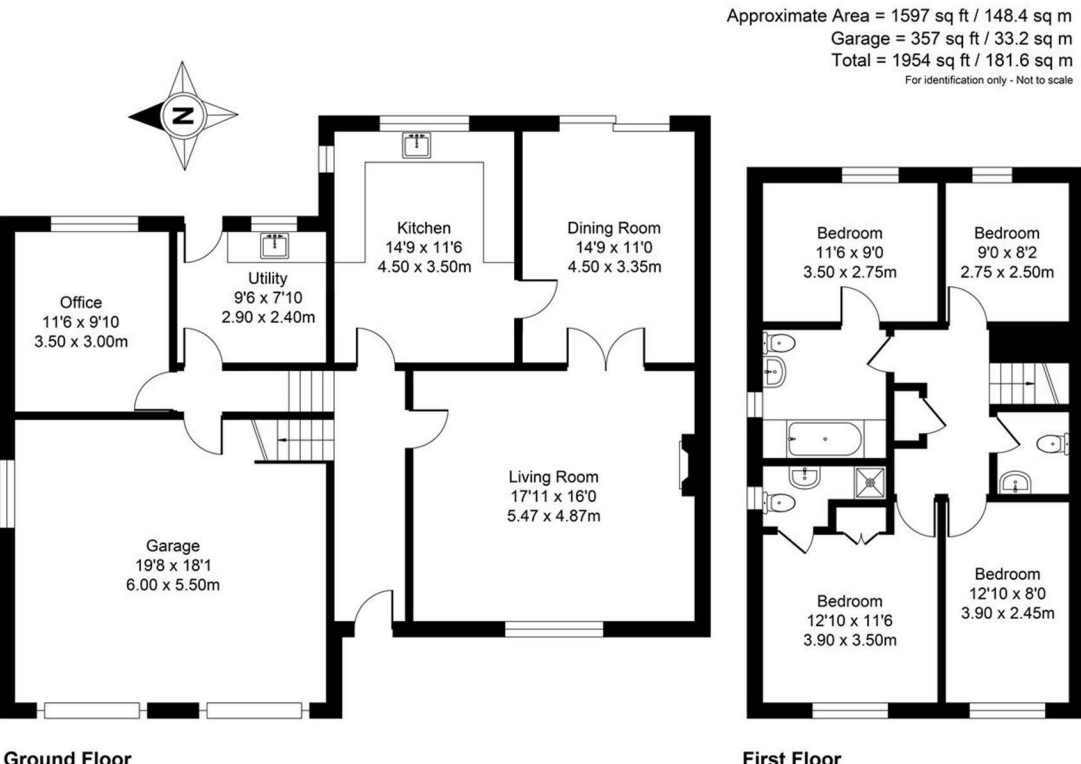


FOR SALE

10 The Meadows, Ketley Bank, Telford, TF2 0BH



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
Halls 1845



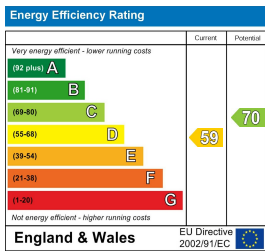
FOR SALE

Offers in the region of £500,000

10 The Meadows, Ketley Bank, Telford, TF2 0BH

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



This versatile and spacious property is set on a large private plot, with the added benefit of a double garage. With four/five bedrooms and two/three reception rooms, there is ample space for a growing family in this sought-after location.



01952 971800

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



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2 Reception
Room/s


5 Bedroom/s


2 Bath/Shower
Room/s





- Potential Annexe (STPP)
- Versatile Accommodation
- Double Garage and Driveway
- Generous and Private Plot
- Close to Amenities
- Sought-After Location

DESCRIPTION
Set within a generous and private plot in a sought-after location, this well-maintained detached family home offers versatile accommodation arranged over three floors, making it an appealing choice for those looking for space to adapt to their changing needs.

The accommodation is particularly flexible, with the lower ground floor offering an additional level of living space. Here, you'll find an office or potential fifth bedroom, a utility room and access to the integral double garage. Subject to the necessary planning consents, this level could also offer scope to create a self-contained annexe, making it an interesting option for those looking to accommodate an extended family member or create a separate space for guests.

The main ground floor provides a welcoming entrance hall, a comfortable living room, dining room and kitchen, while the first floor is home to four bedrooms, including one with en-suite facilities, together with a family bathroom and further W.C. The layout lends itself well to family life, with plenty of room for everyone to have their own space.

Outside, the generous plot offers a good degree of privacy and provides plenty of scope for enjoying the garden in the warmer months. The property's location is another real advantage, being within easy reach of local amenities and the everyday essentials, while offering the space and flexibility often sought after in a detached family home.

With its adaptable layout, well-maintained accommodation and potential for an annexe, this is a property that offers plenty of possibilities for the next chapter.

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**
- LOWER GROUND FLOOR
 - OFFICE/BEDROOM FIVE
 - UTILITY ROOM
 - GROUND FLOOR

- ENTRANCE HALL
- KITCHEN
- LIVING ROOM
- DINING ROOM
- FIRST FLOOR
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM
- W.C.
- EXTERNAL
- INTEGRAL DOUBLE GARAGE
- LOCAL AUTHORITY
Telford & Wrekin Council.
- COUNCIL TAX BAND
Council Tax Band: E

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 £36 (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.