



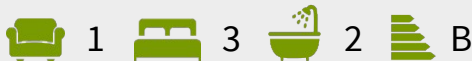
54 HENDY AVENUE

KETLEY | TELFORD | SHROPSHIRE | TF1 5GN



A modern three-bedroom semi-detached home occupying a pleasant position at the end of a cul-de-sac, with a good-sized rear garden, driveway parking and well-presented accommodation including a principal bedroom with en-suite.

Offers in the region of £200,000



- Ground Floor W.C.
- Driveway for Multiple Vehicles
- Private Rear Garden
- En-Suite to Main Bedroom
- Perfect for First-Time-Buyers
- Close to Amenities

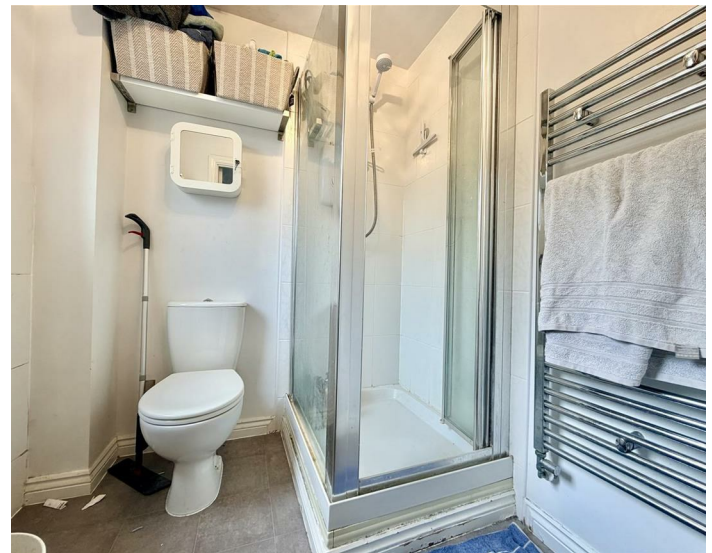
DESCRIPTION

This lovely three-bedroom semi-detached home occupies a pleasant position at the end of a cul-de-sac in Ketley, making it an appealing choice for first-time buyers, young families or anyone looking for a modern home in a convenient location.

The accommodation is well laid out, with a welcoming entrance hall leading into the modern fitted kitchen, a useful downstairs WC and a spacious living room. The living room benefits from double doors opening onto the rear garden, creating a lovely connection between the inside and outside spaces and making it particularly well suited to everyday family life.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with its own en-suite bathroom, together with a modern family bathroom.

Outside, the rear garden provides a good amount of space for relaxing, entertaining or enjoying the sunshine, while a driveway to the front provides parking for multiple vehicles.



With its modern accommodation, enclosed rear garden, off-road parking and position at the end of a quiet cul-de-sac, this is a home that offers plenty of appeal in a well-connected part of Ketley.

LOCATION

Ketley is conveniently positioned within Telford, with a range of everyday amenities close at hand and excellent access to the wider road network. The nearby market town of Wellington provides a broader selection of shops, cafés, restaurants and leisure facilities, while the M54 offers convenient connections towards Birmingham, Shrewsbury and beyond. There are also regular local bus services linking Ketley with Wellington, Telford Town Centre and surrounding areas, making this a well-connected location for both families and commuters.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE/DINER

KITCHEN

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE



BATHROOM

EXTERNAL

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: B

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

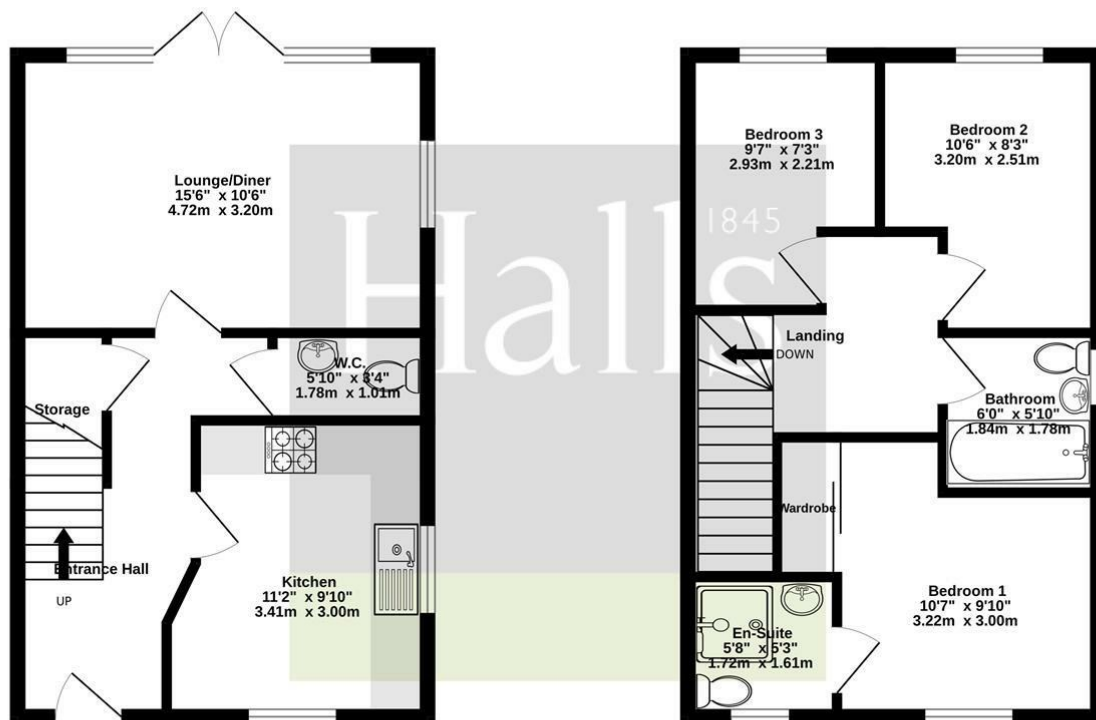
Strictly by appointment with the selling agent.

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 £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.

Ground Floor
387 sq.ft. (35.9 sq.m.) approx.

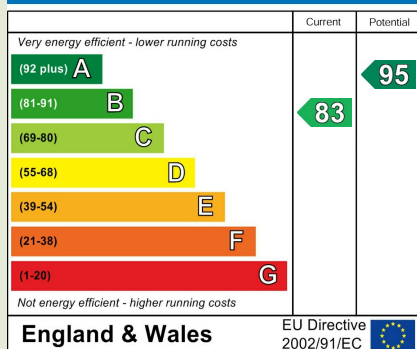
1st Floor
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



TELFORD SALES

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upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. 6. Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 7. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 8. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. 9. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the

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