



**Brickhill Lane, Ketley, Telford**

**£245,000**



 3  2  1

**Freehold | EPC rating: B**

- \*\*\*NO UPWARD CHAIN\*\*\*
- Spacious kitchen/diner
- Close to local shops, schools and amenities

- Three-bedroom detached home
- Master bedroom with en-suite shower room
- Private enclosed garden

**Belvoir**  
Property is personal

Email  
[salestelford@belvoir.co.uk](mailto:salestelford@belvoir.co.uk)

Phone  
**01952 248000**

| Description |                                                                          |
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| 1           | 1. The first row of the matrix is the identity matrix $I_n$ .            |
| 2           | 2. The second row of the matrix is the identity matrix $I_n$ .           |
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### 3 Bedroom Detached Home – Brickhill Lane, Ketley

Situated in the popular residential area of Brickhill Lane, Ketley, this well-presented three-bedroom detached home offers spacious and practical accommodation, making it an ideal purchase for families, first-time buyers or those looking to upsize. Conveniently located close to local shops, well-regarded schools and a range of everyday amenities, the property also benefits from excellent transport links, with the A442 and M54 just a short drive away.

The ground floor comprises a welcoming entrance hallway with a convenient guest WC, a bright and comfortable living room, and a generous **kitchen/diner** offering ample space for both cooking and family dining. The **kitchen/diner** provides an excellent social hub with plenty of room for entertaining.

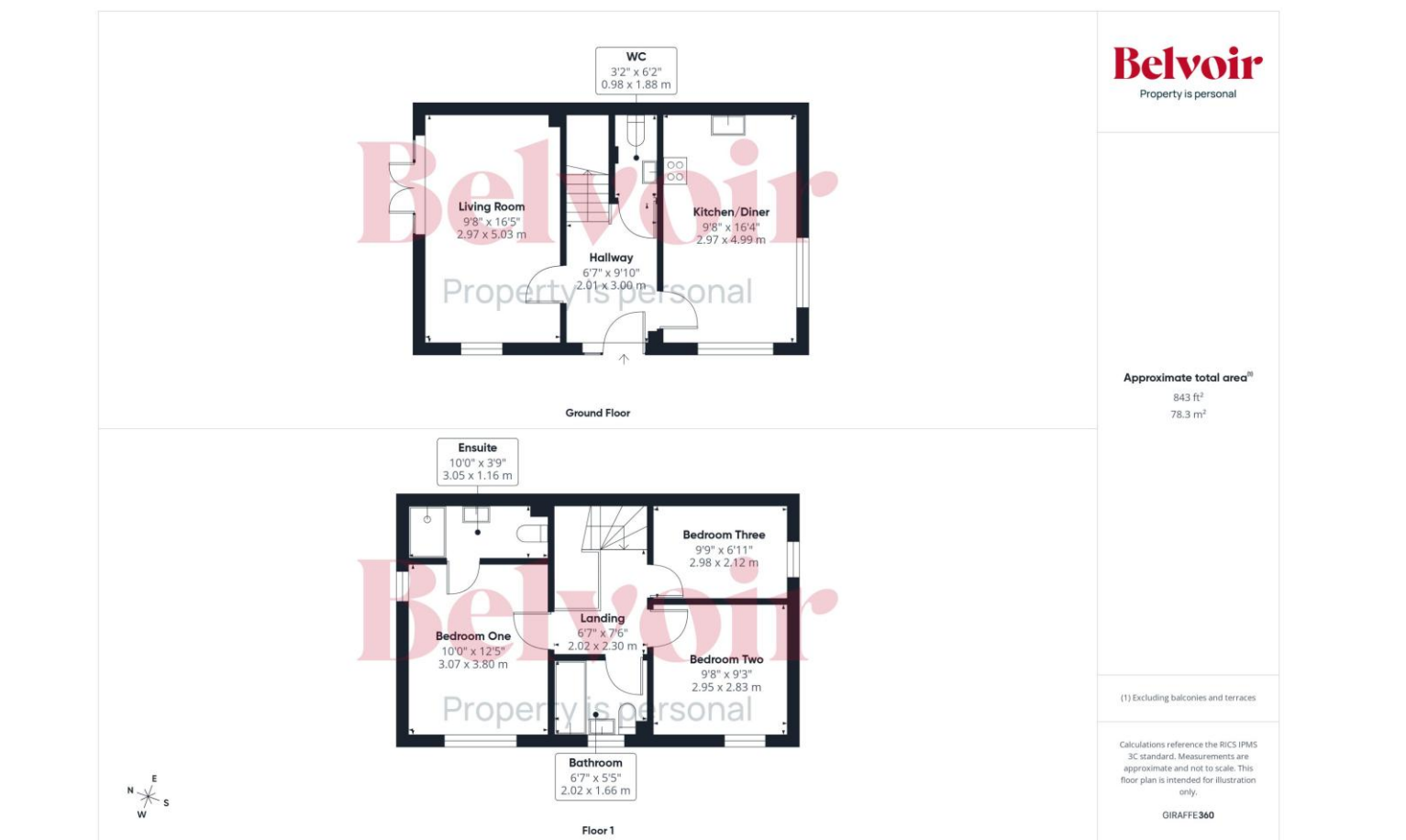
To the first floor, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a private enclosed rear garden, providing an ideal space for relaxing, entertaining or family enjoyment. A gate gives access to the rear driveway, which provides off-road parking for two vehicles.

Combining spacious accommodation with a convenient location, this attractive detached home is perfectly suited to modern family living, and early viewing is highly recommended.

Freehold / Council Tax Band C / EPC B

## Floorplan



## Rooms

### Hallway

3m x 2.01m (9'10" x 6'7")

### WC

1.88m x 0.98m (6'2" x 3'2")

### Kitchen/Diner

4.99m x 2.97m (16'5" x 9'8")

### Living Room

5.03m x 2.97m (16'6" x 9'8")

### Landing

2.3m x 2.02m (7'6" x 6'7")

### Bedroom One

3.8m x 3.07m (12'6" x 10'1")

### Ensuite

3.05m x 1.16m (10'0" x 3'10")

### Bedroom Two

2.95m x 2.83m (9'8" x 9'4")

### Bedroom Three

2.98m x 2.12m (9'10" x 7'0")

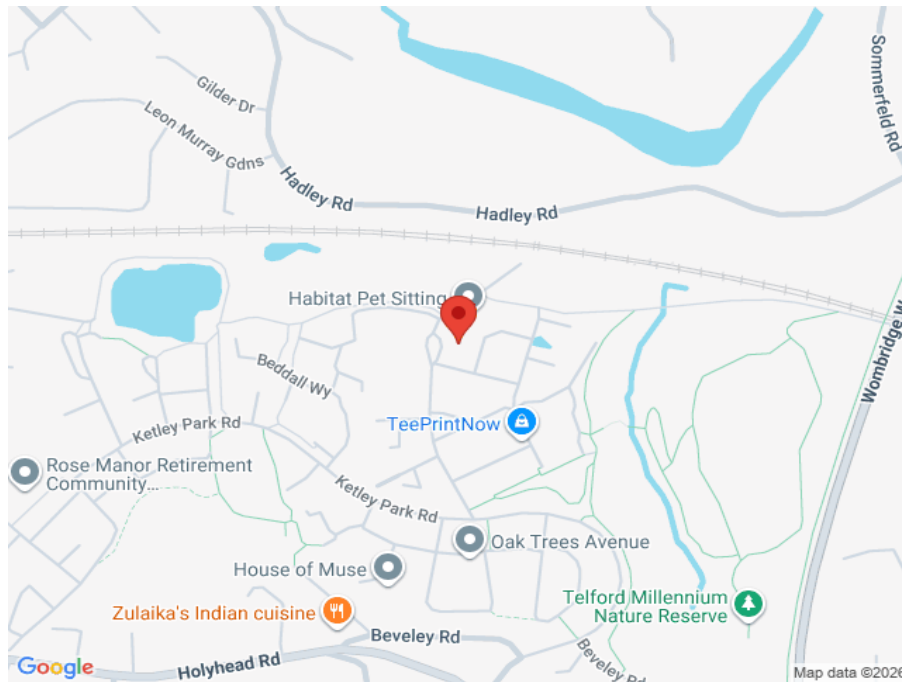
### Bathroom

2.02m x 1.66m (6'7" x 5'5")

## 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.

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