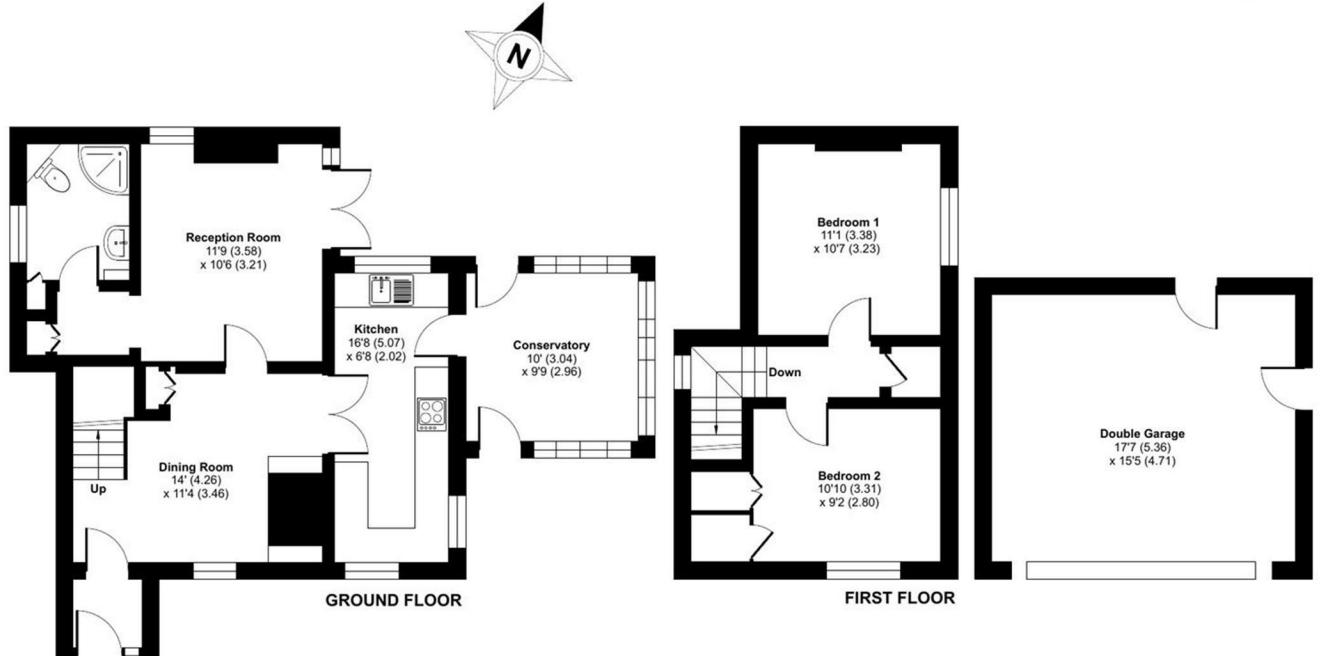


FOR SALE

The White Cottage Sunnyside Road, Ketley Bank, Telford, TF2 0AA

Halls¹⁸⁴⁵

Approximate Area = 936 sq ft / 86.9 sq m
Garage = 272 sq ft / 25.2 sq m
Total = 1208 sq ft / 112.1 sq m
For identification only - Not to scale



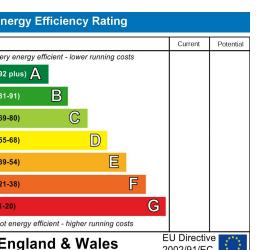
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Halls. REF: 1361925

Halls¹⁸⁴⁵

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



Halls¹⁸⁴⁵

01952 971800

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



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FOR SALE

Offers in the region of £295,000

The White Cottage Sunnyside Road, Ketley Bank, Telford, TF2 0AA

A delightful two-bed cottage surrounded by an enchanting landscaped garden and a warm, welcoming feel. Beautifully presented with rare parking for up to six and a large garage.

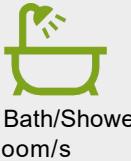




3 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Charming Two-Bed Cottage
- Cosy Reception With Log Burner
- Dining Room & Conservatory
- Beams, Cast Iron Radiators & Quirky Features
- Enchanting Garden, Garage & Parking
- Recently Fitted Roof

DESCRIPTION

Upon entering the property you are welcomed into a useful porch, which leads into the dining room at the heart of the home. From here, the beautifully finished kitchen, with triple-aspect windows flows into a bright conservatory with doors that open to an entertainment/patio area – a lovely spot to enjoy the beautiful and private garden in all seasons. The garden is beautifully designed and not overlooked, that makes it feel very secluded despite its central location. A second door from the dining room takes you into the reception room, where a cosy log-burning stove creates a focal point and French doors open directly onto the garden. From here, a hallway gives access to the stylish downstairs shower room.

The cottage is full of charming and practical touches, including ceiling beams, cast iron radiators, quirky features, and an abundance of storage space rarely found in homes of this style. Upstairs, there are two double bedrooms, each with their own character and warmth. A newly fitted roof adds reassurance and peace of mind.

Outside, the enchanting garden is a true highlight, offering space to relax, entertain, and enjoy nature. The property also benefits from a large garage and generous parking for up to six cars – a rare advantage for a cottage of this kind.

A home with real personality, this delightful cottage combines charm, practicality, and character – a rare find that truly needs to be seen to be appreciated.

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

RECEPTION ROOM
11'8" x 10'6"

DINING ROOM
13'11" x 11'4"

KITCHEN
16'7" x 6'7"

CONSERVATORY
9'11" x 9'8"

SHOWER ROOM

FIRST FLOOR

BEDROOM ONE
11'8" x 10'7"

BEDROOM TWO
10'10" x 9'2"

EXTERNAL

GARAGE
17'7" x 15'5"

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: B

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

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.