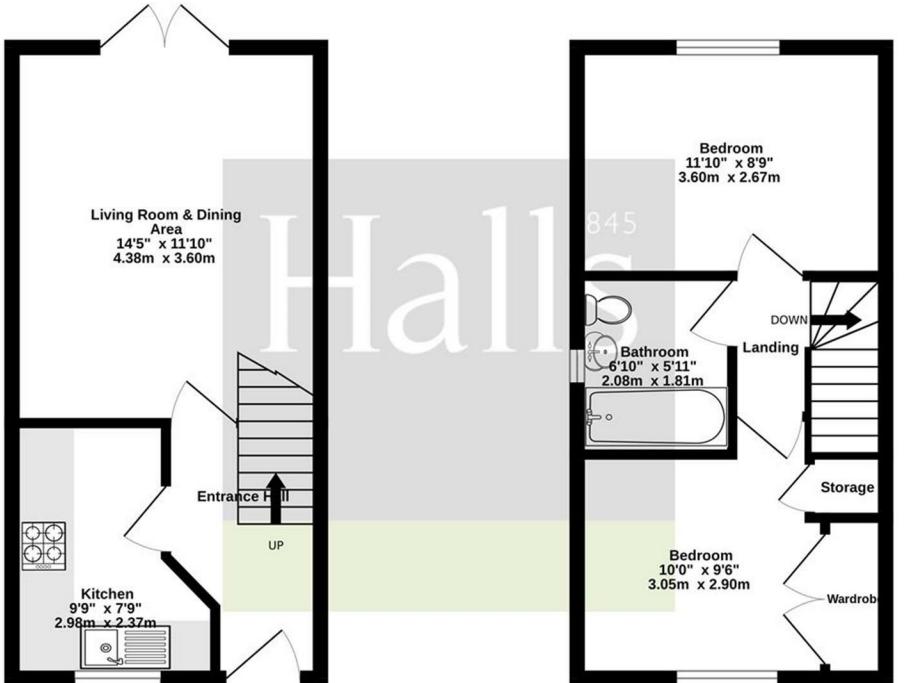


FOR SALE

54 Ivy House Paddocks, Ketley, Telford, TF1 5GD

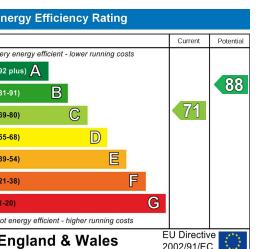
Ground Floor
285 sq.ft. (26.5 sq.m.) approx.

1st Floor
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrox 6200

Energy Performance 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. **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.



Offers in the region of £170,000

54 Ivy House Paddocks, Ketley, Telford, TF1 5GD

A well-presented two double bedroom semi-detached property that is perfect for first-time-buyers and investors alike, with off-street parking to the front and a private garden to the rear.



Halls¹⁸⁴⁵

01952 971800

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

RICS[®]

Regulated by RICS

The Property
Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK

OnTheMarket.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01952 971800



- **NO CHAIN**
- **Well-Presented Throughout**
- **600 sqft**
- **Recently Fitted Kitchen**
- **Two Double Bedroom**
- **Driveway for Two Vehicles**

DESCRIPTION

Offered with no upward chain, this two-bedroom semi-detached property is the ideal purchase for first-time-buyers, downsizers and investors alike. There is off-street parking for two vehicles to the front elevation, and private garden with patio area to the rear. Internally, there is a spacious lounge/diner, and a recently fitted kitchen to the ground floor. Upstairs, there are two double bedroom (one with built-in wardrobes), and three-piece bathroom suite with overhead shower.

LOCATION

Ivy House Paddocks is located in Ketley, a peaceful suburb of Telford, offering a great balance of residential living and convenience. With easy access to local amenities including shops, schools, and parks, the area is well-suited for families and individuals alike. The vibrant Telford Town Centre is just a short drive away, providing a wide range of shopping, dining, and entertainment options. For those who commute, Ketley benefits from excellent transport links, with Oakengates train station just a short distance away, offering direct services to nearby towns and cities. The area's quiet, community-focused atmosphere, combined with its proximity to urban conveniences, makes it a desirable location to call home.

DIRECTIONS

From our office on Market Street in Wellington, turn left onto Bridge Road. In 0.4 miles take the second exit at the roundabout onto Glebe Street. In 310 yards turn right onto High Street. Then bear left in 0.3 miles onto Watling Street. At the next roundabout in 0.7 miles take the second exit onto Holyhead Road. In 0.4 miles turn left onto Waterloo Road. In 0.2 miles turn right onto Ivy House Paddocks and left in 90 yards, staying on Ivy House Paddocks. In approximately 70 yards you will find the property on your right hand side.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER

A spacious room that spreads the full width of the property and providing access through French doors to the rear garden.

KITCHEN

A recently fitted kitchen with a range of wall and base units providing ample storage space. There is plenty of countertop space too, along with a fitted oven with four-ring hob, extractor hood and sink with drainer.

FIRST FLOOR

LANDING

BEDROOM 1

A good-size double bedroom with fitted wardrobes and storage cupboard.

BEDROOM 2

A further double bedroom with views to the rear elevation.

BATHROOM

A white three-piece suite comprising bath with overhead rainforest effect shower, wash-hand basin and W.C.

EXTERNAL

FRONT ELEVATION

A large driveway providing ample parking for at least two vehicles

REAR ELEVATION

A private rear garden with patio and lawned areas, and a useful shed for storage.

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.