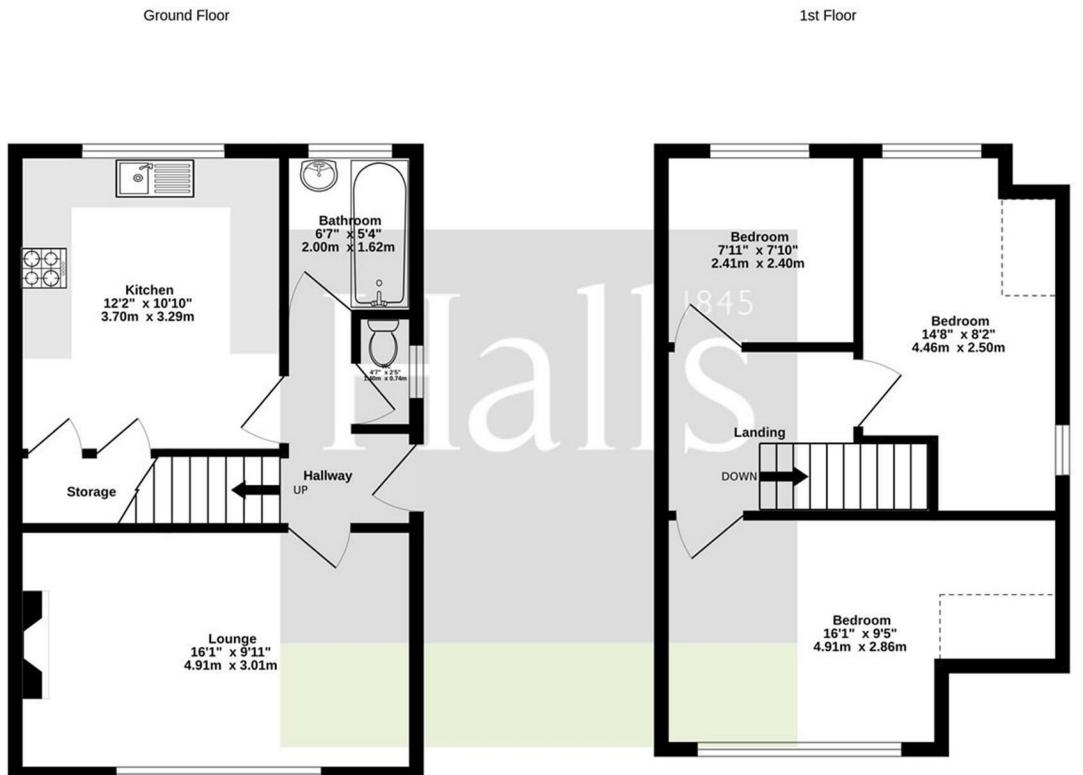


FOR SALE

6 Copperbeech Road, Ketley, Telford, TF1 5BQ

Halls<sup>1845</sup>

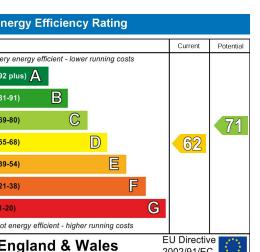


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**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



FOR SALE

Offers in the region of £169,950

6 Copperbeech Road, Ketley, Telford, TF1 5BQ

Nestled in the charming area of Ketley, Telford, this delightful house with three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Offered for sale with NO ONWARD CHAIN.

Halls<sup>1845</sup>

01952 971800

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

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01952 971800

1 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- Great Transport Links.
- Good Sized Garden.
- Close to Amenities.
- No Chain.
- Council Tax Band - A
- Total ft<sup>2</sup> - 797.

#### DESCRIPTION

Located on Copperbeech Road, Ketley, this delightful three-bedroom property offers generous living space, a spacious garden, and the convenience of parking available, making it a fantastic opportunity for a wide range of buyers.

As you enter the home, you are greeted by a welcoming hallway, which provides access to all ground-floor rooms. To the left sits the bright and comfortable lounge, a perfect space for relaxing or entertaining. The hallway also leads to the kitchen, offering good storage and worktop space, ideal for everyday cooking and family meals.

The property further benefits from a downstairs bathroom, positioned next to a separate WC, providing added practicality for busy households.

Upstairs, you'll find three well-proportioned bedrooms, each offering plenty of natural light and flexibility—whether you need children's rooms, guest accommodation, or a dedicated home office.

Outside, the property boasts a spacious rear garden, ideal for outdoor dining, gardening, or creating a play area.

Situated in the popular residential area of Ketley, the home is close to local amenities, schools, transport links, and Telford Town Centre, making it perfectly placed for both daily life and leisure.

This lovely property offers great potential and is ready for its next owners—early viewing is highly recommended.

#### LOCATION

Ketley is 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. 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.

#### ROOMS

#### GROUND FLOOR

#### LOUNGE

16'1" x 9'10"

#### KITCHEN

12'1" x 10'9"

#### BATHROOM

6'6" x 5'3"

#### W.C.

#### FIRST FLOOR

#### BEDROOM ONE

16'1" x 9'4"

#### BEDROOM TWO

14'7" x 8'2"

#### BEDROOM THREE

7'10" x 7'10"

#### EXTERNAL

#### GARDEN

#### LOCAL AUTHORITY

Telford and Wrekin Council.

#### COUNCIL TAX BAND

Council Tax Band - A

#### VIEWINGS

Strictly by appointment with the selling agent.

#### POSSESSION AND TENURE

Freehold with vacant possession on completion.

#### 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.