



## Candleberry Meadow, Ketley

Telford, Shropshire, TF1 5TD

£285,000





Oozing Curb Appeal, this four bedroom detached house in Candleberry Meadow, Redlake, is perfectly presented and ready to move in to. Offering a wonderful living room, handy study with store room, a kitchen / diner, large conservatory, four well proportioned bedrooms, en-suite, family bathroom and generous rear garden. Perfect for growing families and set in a great area, this property is a must view. Call Goodchilds for an accompanied viewing today on 01952 701019.

### Hallway



A pleasant arched entrance hallway giving access to the study, lounge, kitchen / diner and with stairs climbing to the first floor landing.

### Study

12'1" x 8'2" (3.70m x 2.50m)



A pleasant study or secondary living space with window to the front aspect, heating radiator, laminate flooring and door to a large storage room.

### Lounge

18'8" x 10'9" (5.70m x 3.30m)



A generous lounge space having a window to the front aspect, heating radiator, feature fireplace and ample space for furnishings.

### Kitchen / Diner

19'8" x 9'10" (6.00m x 3.00m)



A brilliant kitchen / diner having a range of fitted wall and base units with work surfaces over, Complete with integral oven hob an extractor, sink and drainer, complimentary tiling, provisions for appliances, tiled splash backs and spot lighting. The kitchen opens to a lovely dining area with french doors to the conservatory. On the opposite end of the kitchen / diner is an access door to the utility.

### Conservatory

18'4" x 7'10" (5.60m x 2.40m)



A large conservatory offering views over the garden. Comprising of a brick built dwarf wall with upper upvc construction. Complete with two sets of french doors, double glazed windows, sockets and lighting.

### Utility

6'10" x 5'10" (2.10m x 1.80m)



An extension to the kitchen space providing a secondary sink and drainer, plumbing and provisions for further appliances, access to the garden and door to the guest cloakroom.

### Guest Cloakroom



Comprising of a close coupled toilet and wash basin with complimentary tiling and window to the side aspect.

### Bedroom One

10'9" x 9'10" (3.30m x 3.00m)



A generous master bedroom having fitted wardrobes, heating radiator, window to the front elevation and access to the en-suite.

### En-Suite



A three piece suite comprising of a shower enclosure, close coupled toilet and wash basin. Complete with tiling, heated towel rail and window to the side elevation.

### Bedroom Two

12'1" x 8'6" (3.70m x 2.60m)



Having a window to the rear elevation and heating radiator.



### Bedroom Three

10'2" x 10'9" (3.10m x 3.30m)



Having a window to the front elevation and heating radiator.

### Bedroom Four

10'2" x 8'6" max (3.10m x 2.60m max)



Having a window to the rear elevation and heating radiator.

### Family Bathroom



A three piece suite comprising of a panel bath, close coupled toilet and wash basin with complimentary tiling and window to the rear elevation.

### Garage

19'0" x 7'10" (5.80m x 2.40m)

A single garage having an up and over door, electric points and lighting.

### Outside



To the front of the property is a driveway and lawn area leading to the front entrance door and garage.

To the rear of the property is an enclosed garden set over three levels which include a patio, lawn area and further patio / astroturf area which leads to a hot tub. (Please note that the hot tub is negotiable depending upon offers presented to the owners).

### Agents Disclaimer and Referral Fee Notice

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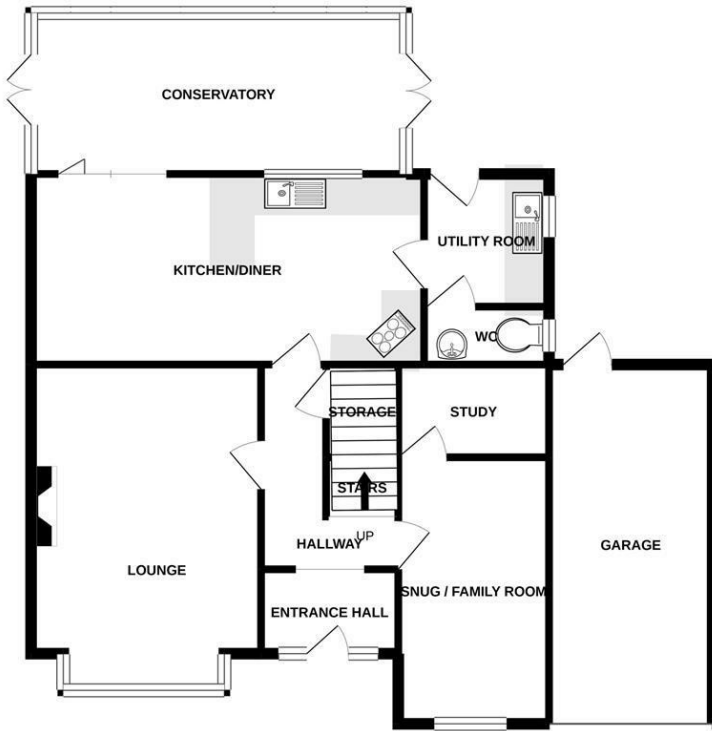
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2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

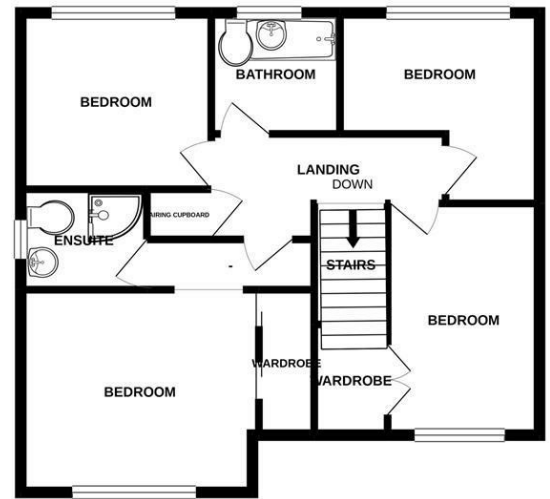
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent (included in brackets and correct to within 3 inches) is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fittings or new carpets etc.

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GROUND FLOOR  
993 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1596 sq.ft. (148.3 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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