

4 Bed Detached In Mossey Green, Ketley Bank , Telford, TF2 0DL £385,000





SHORT DESCRIPTION

Property Ref: 17613 The Willows is a spacious four bedroom detached family home situated in the popular Mossey Green area of Ketley Bank in Telford. Offering approximately 1299 square feet of well proportioned accommodation, the property combines generous living space with a large garden, driveway parking and an integral garage, making it an ideal choice for families seeking both comfort and practicality. Upon entering the property, the welcoming hallway leads to the main living areas. The spacious lounge provides a comfortable setting for relaxing with family and friends, while the generous kitchen diner offers an excellent space for everyday family life and entertaining. The modern fitted kitchen benefits from built in appliances and a practical layout, providing plenty of room for preparing meals and dining together. A separate utility room offers valuable additional space for laundry and household tasks, keeping the main kitchen area organised and clutter free. A downstairs cloakroom further enhances the practicality of the ground floor. Upstairs, the property offers four well proportioned bedrooms, providing flexibility for growing families, visiting guests or those requiring a dedicated home office. The principal bedroom benefits from its own ensuite bathroom, while a separate family bathroom serves the remaining bedrooms. One of the standout features of The Willows is the large garden, offering plenty of outdoor space to enjoy throughout the year. Whether entertaining friends and family, relaxing in the sunshine or providing space for children to play, the garden offers excellent versatility. It may also appeal to buyers looking to create their own outdoor retreat or explore the potential for extending the property, subject to obtaining the necessary planning permissions and other relevant consents. To the front, the driveway provides off road parking for up to three vehicles, while the integral garage with its roller door offers useful additional storage and secure parking. Together, these features provide practical solutions for the demands of modern family living. The location is particularly convenient for families, with nursery, primary and secondary schools within walking distance. Oakengates railway station and Telford Central railway station are also nearby, providing transport links for commuters and those travelling further afield. The property benefits from an EPC rating of B and a Worcester combi boiler with a full service history. There is also a reported five years of warranty remaining on the boiler, subject to confirmation of the warranty terms. The property falls within the area administered by Telford and Wrekin Council. The council offices are located at Southwater Square, St Quentin Gate, Telford, TF3 4EJ. The property is in Council Tax Band D, with the charge currently stated as £2286.40 for the 2026 to 2027 financial year. Mains water, drainage, gas and electricity are available. Buyers are advised to obtain confirmation of the services and connections through their surveyor or solicitor. For information regarding broadband availability and mobile coverage, buyers are advised to consult the Ofcom broadband and mobile coverage checker. With its four bedrooms, generous living accommodation, modern kitchen, separate utility room and large garden, The Willows offers a superb combination of space and practicality. Whether you are looking for room for a growing family, space to work from home, areas for entertaining or a garden to enjoy with family and friends, this detached home offers plenty of potential to suit a variety of needs. Early viewing is highly recommended to fully appreciate the space, layout and lifestyle opportunities this property has to offer. Directions. From Wellington, proceed along the B5061, Holyhead Road, towards Oakengates. At Beveley Roundabout, take the fourth exit onto Mossey Green Way. Take the first left into Bank Way, Ketley Bank. Mossey Green will be the first turning on your right. Continue along the road and The Willows is the third property on the right hand side. Property Type: Detached Full selling price: £385000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: D EPC rating: B Measurement: 1184.03 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway Heating Type: Double Glazing, Gas Central Heating Chain sale Possession of the property: Self-occupied -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	110 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be A.
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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