



Helping *you* move



## 15 Avondale, Dawley Bank

Enjoying splendid South, front-facing views towards the Wrekin, this attractive semi-detached home occupies an elevated position and offers well-presented accommodation throughout.

Offers in excess of  
**£200,000**



# 15 Avondale, Dawley Bank, Telford, TF4 2LW

## Overview

- Semi-Detached House
- Far Reaching Views
- Attractively Presented throughout
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Driveway parking
- Gardens to front and rear
- Gas CH, Double Glazing
- EPC D, Council Tax B



## Location

Situated in the established residential locality of Dawley Bank on the border with Lawley being nearby to the developments of Lawley with local amenities including Morrison's, shops and public house 'The Grazing Cow'. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre

## Brief Description

Enjoying splendid South, front-facing views towards the Wrekin, this attractive semi-detached home occupies an elevated position and offers beautiful, well-presented accommodation throughout.

The Entrance Hall leads to a beautifully arranged Lounge featuring a front window that frames the outlook and an elegant fire surround with gas fire. To the rear, the refitted Kitchen provides an excellent range of contemporary base and wall units, complete with oven, gas hob and extractor and integrated fridge and freezer. A rear Hall gives access to the side of the property and includes a convenient WC.



Upstairs, there are two bedrooms. The principal bedroom is notably spacious, benefiting from two front windows that capture far-reaching views, along with built-in wardrobes. The Bathroom is fitted with a modern white three-piece suite. From the landing there is access to a useful loft space with velux window to the rear

Outside, the property continues to impress. A gravelled driveway sits behind an attractive brick wall and gates, leading to a raised garden with lawn and a generous patio seating area. The rear garden offers an additional patio, a useful brick-built shed, and steps rising to a further lawned area. The home also features double glazing and gas central heating.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From junction 6 M54 proceed along the A5223 towards Lawley and at the crossroads turn left towards Old Park and continuing past the shops take the second right hand turn and follow the road for a short distance turning first left into Station Road. Take the first left into Princess End and then first left again into Avondale where the property will be found on the right hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE39520 280126

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



GROUND FLOOR

1ST FLOOR



Made with Metropix ©2026

All measurements quoted are approximate:

**LOUNGE** 12' 11" x 13' 0" (3.94m x 3.96m)

**KITCHEN** 16' 0" x 7' 11" (4.88m x 2.41m)

**WC** 2' 8" x 4' 5" (0.81m x 1.35m)

**BEDROOM ONE** 15' 10" x 13' 0" (4.83m x 3.96m)

**BEDROOM TWO** 10' 1" x 8' 0" (3.07m x 2.44m)

**BATHROOM** 5' 8" x 7' 11" (1.73m x 2.41m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.