# Proctor Avenue, Lawley, Telford

3 1 1

**£220,500**

- NO UPWARD CHAIN
- Three Bedrooms
- Ensuite
- Spacious Living Room
- Private Enclosed Garden
- Sought After Location
- Freehold
- EPC rating B

Situated in the highly sought-after area of Lawley, Proctor Avenue with no upward chain is a beautifully presented semi-detached home, ideal for first-time buyers, young families, or investors. Offering stylish and well-planned accommodation throughout, the property is ready to move straight into.

The welcoming entrance hall leads to a spacious living room, while to the rear is an impressive open-plan kitchen/dining room fitted with a range of contemporary units, integrated appliances, and French doors opening onto the landscaped rear garden. A useful utility room and ground floor cloakroom complete the accommodation.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from off-road parking to the front and a landscaped tiered rear garden with patio seating areas and lawn, ideal for outdoor entertaining and family enjoyment.

Ideally located within the popular Lawley Village development, the property is within easy reach of local schools, shops, healthcare facilities, and excellent transport links, including Telford Town Centre, Telford Central Railway Station, and the M54 motorway.

FREEHOLD / EPC RATING B / COUNCIL TAX BAND B / BOURNVILLE TRUST PROPERTY MAINTENANCE CHARGE OF £21.57 PCM AS ADVISED BY THE VENDORS

## AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and 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 Lifetime Legal, and is non-refundable.

## Room Measurements

Hallway 2.44m x 1.11m (8'0" x 3'7")

Downstairs WC 1.66m x 0.94m (5'5" x 3'1")

Living Room 4.31m x 3.64m (14'1" x 11'11")

Kitchen / Diner 4.62m x 2.65m (15'2" x 8'8")

Bedroom One 2.96m x 2.9m (9'8" x 9'6")

Bedroom One Ensuite 1.86m x 1.61m (6'1" x 5'4")

Bedroom Two 2.78m x 2.21m (9'1" x 7'4")

Bedroom Three 2.24m x 1.77m (7'4" x 5'10")

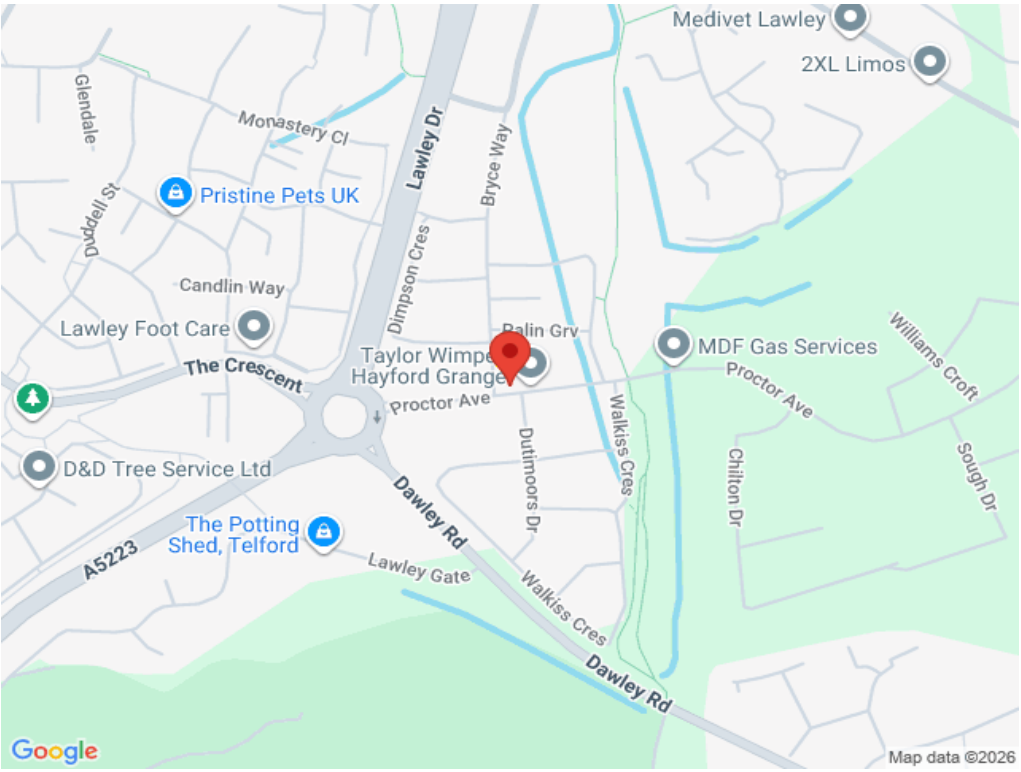
Bathroom 1.81m x 1.78m (5'11" x 5'10")

Landing 1.77m x 1.03m (5'10" x 3'5")

## QR Codes

Material Information Report

Virtual Tour




Belvoir
Property is personal

Belvoir Telford

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