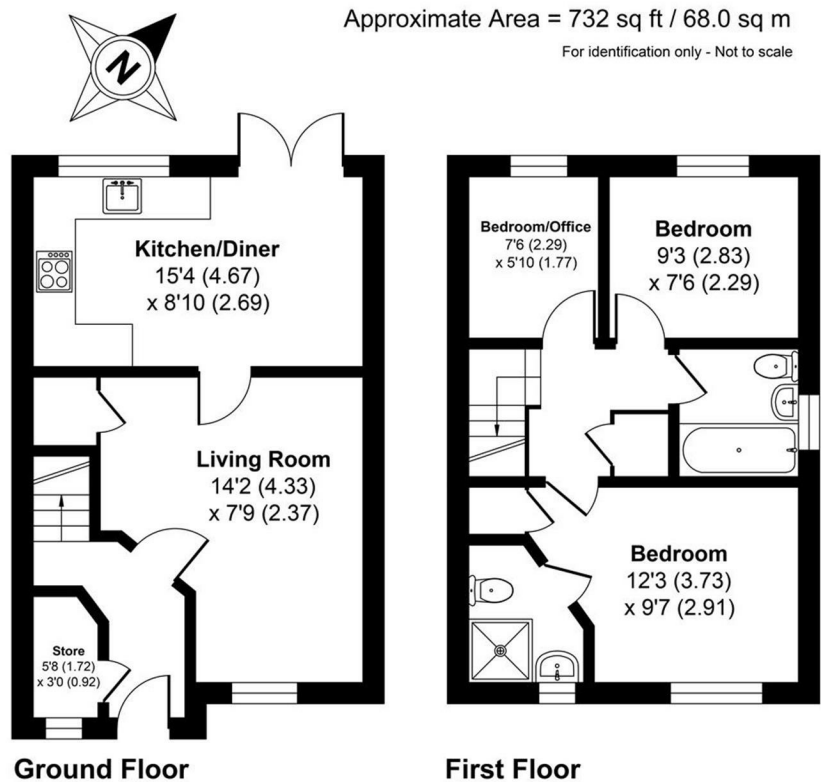


FOR SALE

23 Brookes Avenue, Telford, TF3 5FD



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



FOR SALE

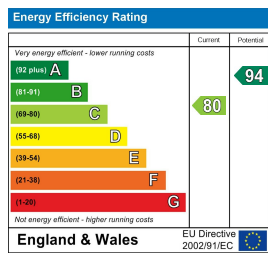
Offers in the region of £225,000

23 Brookes Avenue, Telford, TF3 5FD

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



A three bedroom, two-storey semi-detached home in the popular area of Lawley, offered with no upward chain. Featuring a modern kitchen/diner, spacious lounge, main bedroom with ensuite, driveway parking and rear garden, all close to local amenities, schools and transport links.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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1 Reception Room/s


3 Bedroom/s


2 Bath/Shower Room/s





- No Upward Chain
- Perfect for First-Time-Buyers
- Ground Floor Cloakroom
- Close to Amenities
- En-Suite to Main Bedroom
- Great Transport Links

DESCRIPTION

This well-presented three-bedroom semi-detached home is located in the highly desirable area of Lawley and is offered with no upward chain, making it an ideal purchase for first-time buyers and young families.

Positioned close to a range of local amenities, well-regarded schools and excellent transport links, the property offers both everyday convenience and easy access for commuters.

The ground floor comprises an entrance hall leading into a generously sized lounge, providing a comfortable space to relax. To the rear, a modern kitchen/diner offers ample room for cooking and entertaining, with the added benefit of a convenient guest W.C. off the entrance hall.

To the first floor are three well-proportioned bedrooms, main bedroom features en-suite and a stylish family bathroom serves the remaining bedrooms. The accommodation is flexible for families, home working or guest space.

Externally, the property benefits from a driveway providing off-road parking. The rear garden features a patio area, steps leading down to a lawn, and a useful garden shed—ideal for outdoor enjoyment and storage.

LOCATION

Located in the sought-after residential community of Lawley, this deceptively spacious home is ideally positioned just under two miles from the vibrant heart of Telford Town Centre. Residents will enjoy convenient access to an array of retail outlets, diverse dining options, and excellent leisure facilities. Commuters are well served by the nearby Telford Central railway station and swift road links via the M54 motorway. For a more traditional market town atmosphere, Wellington lies approximately two miles to the north, offering a variety of local shops, schools, and community amenities.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM
14'2 x 7'9

KITCHEN/DINER
15'4 x 8'10

W.C.

FIRST FLOOR

MAIN BEDROOM
12'3 x 9'7

EN-SUITE

BEDROOM TWO
9'3 x 7'6

BEDROOM THREE
7'6 x 5'10

BATHROOM

EXTERNAL

DRIVEWAY

GARDEN

LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX
Council Tax Band: B

TENURE & POSSESSION
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.

VIEWINGS
Strictly by appointment with the selling agent.