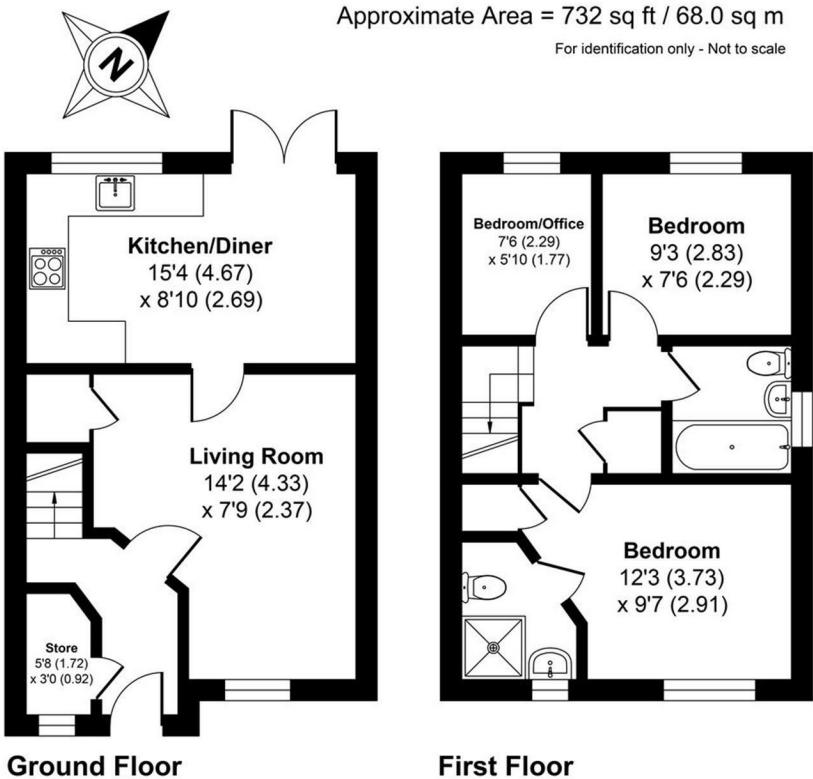


FOR SALE

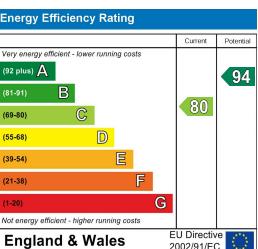
23 Brookes Avenue, Telford, TF3 5FD



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



#### Energy Performance Rating



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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.



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**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
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FOR SALE

Offers in the region of £225,000

23 Brookes Avenue, Telford, TF3 5FD

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.



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- **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.