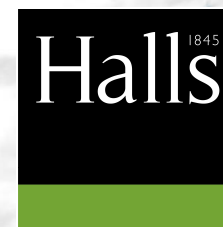
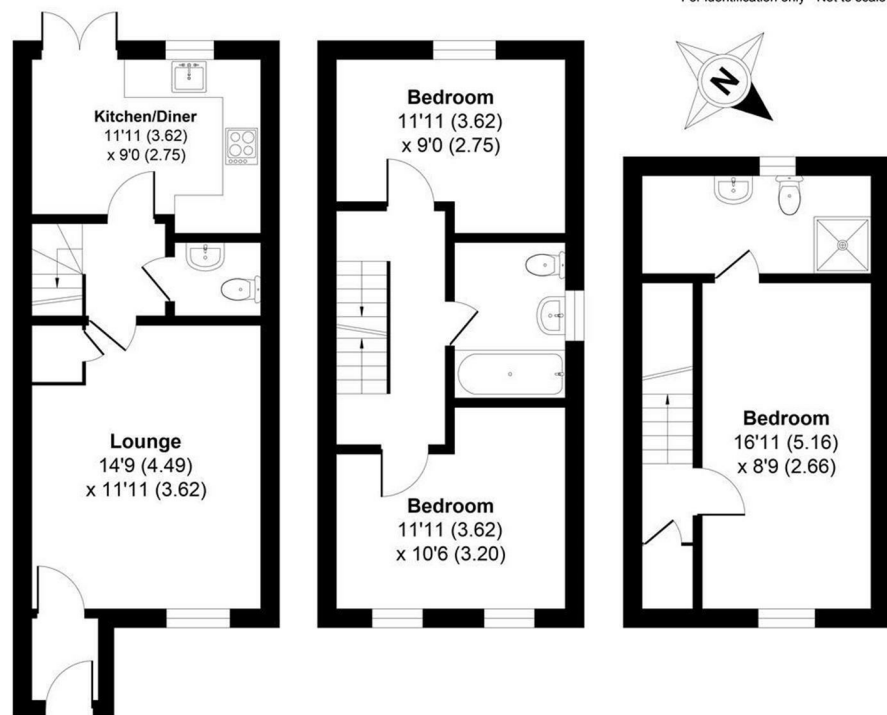


FOR SALE

4 Eunice Way, Telford, TF3 5FH



Approximate Area = 961 sq ft / 89.3 sq m  
For identification only - Not to scale



Ground Floor

First Floor

Second Floor

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

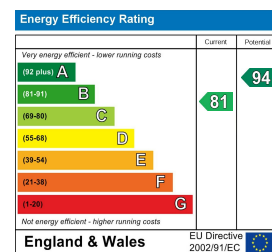
Offers in the region of £235,000

4 Eunice Way, Telford, TF3 5FH

**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



Ideal for first-time buyers, this well-presented three-storey home in popular Lawley is ready to move straight into. Offering a spacious lounge, modern kitchen/diner, three double bedrooms, including a top-floor main suite with ensuite, it's perfect for growing into. With driveway parking, a sunny landscaped garden, and excellent access to local amenities and transport links, this is a fantastic opportunity to step onto the property ladder.



01952 971800

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



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Landscaped Rear Garden
- Well-Presented Throughout
- Close to Amenities
- Perfect for First-Time-Buyers
- En-Suite to Main Bedroom
- Ground Floor W.C.

Outside, the property benefits from driveway parking, while the recently landscaped rear garden enjoys a sunny aspect with a patio area—perfect for outdoor dining or unwinding in warmer months.

With excellent transport links, nearby amenities, and local schools all within easy reach, this home is a smart and stress-free first step onto the property ladder.

#### 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

##### W.C.

##### LOUNGE

14'9 x 11'11

##### KITCHEN/DINER

11'11 x 9'0

##### FIRST FLOOR

##### BEDROOM TWO

11'11 x 10'6

##### BEDROOM THREE

11'11 x 9'0

##### BATHROOM

##### SECOND FLOOR

##### MAIN BEDROOM

16'11 x 8'9

##### EN-SUITE

##### EXTERNAL

##### GARDEN

##### DRIVEWAY

##### LOCAL AUTHORITY

Telford and Wrekin Council

##### COUNCIL TAX BAND

Council Tax Band: C

#### POSSESSION AND TENURE

Freehold with vacant possession on completion.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

#### 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.