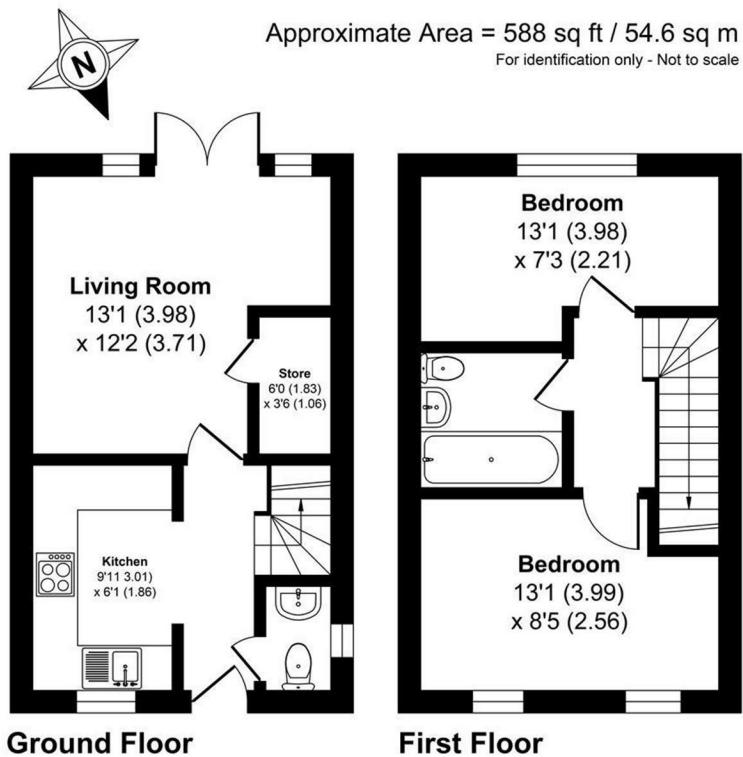


FOR SALE

15 Capes Lane, Lawley Bank, Telford, TF4 2TS

Halls<sup>1845</sup>



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

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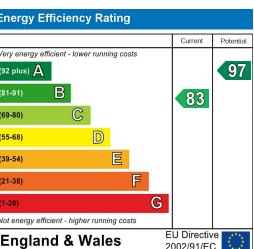
FOR SALE

Offers in the region of £199,950

**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



Immaculately presented two bedroom semi-detached home, turn-key ready and finished to a high standard throughout. Comprising entrance hall, modern kitchen, WC and spacious lounge/diner with French doors to the garden. Upstairs offers two generous double bedrooms and a modern bathroom. Externally benefiting from a good-sized garden and driveway.

Halls<sup>1845</sup>

01952 971800

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



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01952 971800



- Perfect for First-Time-Buyers
- Well-Presented Throughout
- Close to Amenities
- Great Transport Links
- Private Rear Garden
- EPC Rated : B

#### DESCRIPTION

This immaculately presented two-bedroom semi-detached home is truly turn-key ready and ideal for first-time buyers, professionals or investors alike. Finished to a high standard throughout, the property offers stylish, modern living in a popular residential location.

The accommodation begins with a welcoming entrance hall, giving access to a contemporary fitted kitchen positioned to the front of the property, along with a convenient ground floor WC. To the rear, the bright and spacious lounge/diner provides an excellent living and entertaining space, featuring French doors that open directly onto the garden, allowing plenty of natural light to flood in.

To the first floor are two generously sized double bedrooms, both beautifully presented, along with a modern family bathroom.

Externally, the property benefits from a good-sized rear garden, ideal for outdoor dining and relaxation, together with a driveway providing off-road parking.

This superb home is presented in show-home condition throughout and offers a fantastic opportunity for buyers seeking a property that requires no work.

Early viewing is highly recommended.

#### LOCATION

Located in the popular area of Lawley Bank, the property is well placed for a wide range of everyday amenities, including local shops, a supermarket, and food outlets in the nearby centre. Well-regarded primary schools are also close at hand, making it an ideal spot for families. Telford Town Centre is approximately three miles away and offers an excellent selection of shopping, dining, and leisure facilities, along with convenient transport links.

#### ROOMS

##### GROUND FLOOR

##### ENTRANCE HALL

##### W.C.

##### LIVING/DINING ROOM

13'11 x 12'2

##### KITCHEN

9'11 x 6'1

##### FIRST FLOOR

##### BEDROOM ONE

13'1 x 8'5

##### BEDROOM TWO

13'1 x 7'3

##### BATHROOM

##### EXTERNAL

##### DRIVEWAY

##### GARDEN

**LOCAL AUTHORITY**  
Telford and Wrekin Council

**COUNCIL TAX BAND**  
Council Tax Band: B

**POSSESSION AND TENURE**  
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.

**VIEWING ARRANGEMENTS**  
Strictly by appointment with the selling agent.