



**39 Hayes Road, Telford, TF1 2JJ**  
**Auction Guide £125,000**

FOR SALE BY ONLINE AUCTION April 29th 2026.

Situated in an elevated position in the popular residential area of Arleston, this recently redecorated semi-detached home presents an excellent opportunity for investors and buyers alike, with strong rental potential of approximately £800 pcm.

## Description

The property benefits from gas central heating and double glazing and briefly comprises an entrance hall, through lounge, and kitchen with walk-in pantry. To the first floor are two double bedrooms and a bathroom.

Externally, the property offers front and rear gardens, excellent outside storage, and scope to extend (subject to the necessary consents).

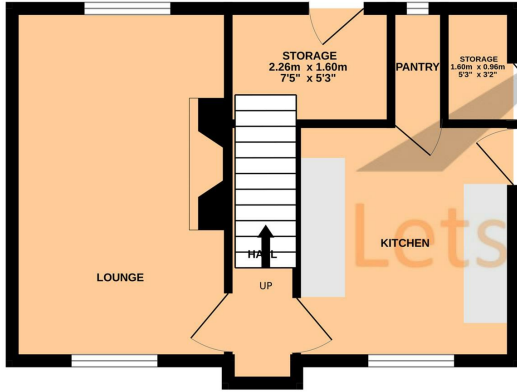
The location is well placed for a range of local amenities and everyday conveniences in Telford, with nearby shops, schools and transport links providing easy access across the town and to surrounding areas.

Further benefits include new carpets and vinyl flooring throughout.

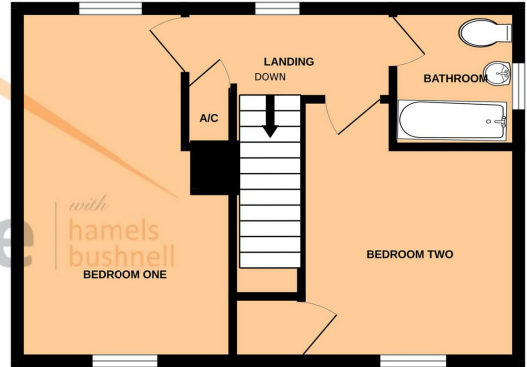
An ideal purchase for landlords or buyers seeking a well-positioned home with future potential.

# Floor Plan

GROUND FLOOR  
33.5 sq.m. (360 sq.ft.) approx.

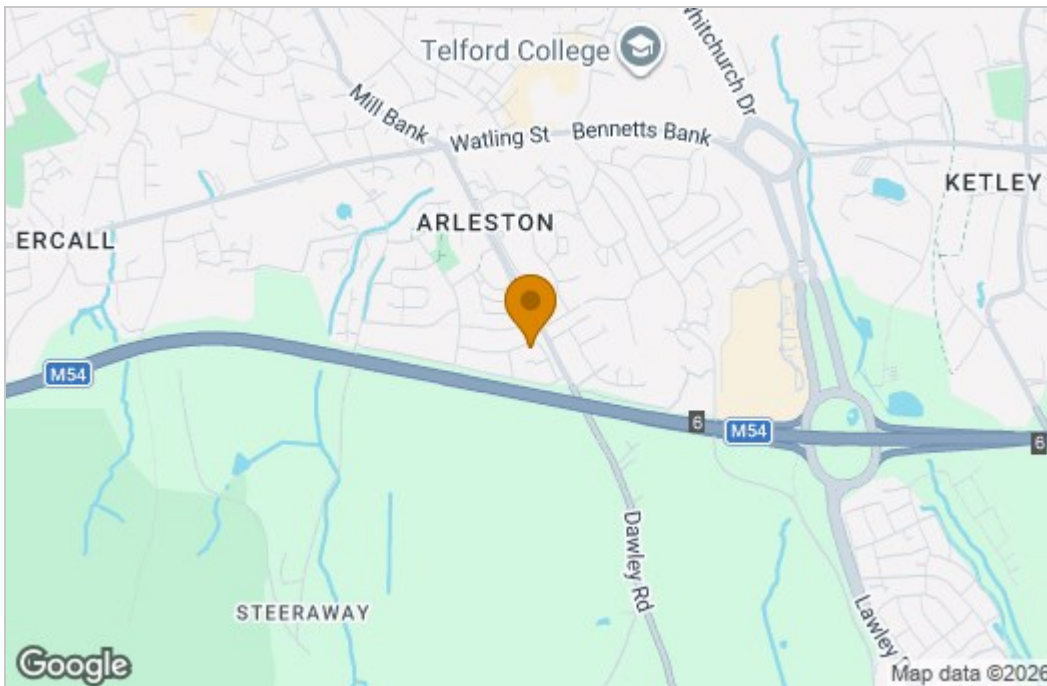


1ST FLOOR  
33.7 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA : 67.1 sq.m. (723 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2025

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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