



Helping *you* move



14 Parkland Avenue, Dawley

Available with NO UPWARD CHAIN, this modern, very well presented two bedroomed semi-detached house provides spacious accommodation throughout. Conveniently located on the edge of Dawley which provides a range of neighbourhood shops and education facilities and easy access to Telford Town Park area.

Offers in excess of
£190,000

14 Parkland Avenue, Dawley, Telford, TF4 2EU.

Overview

- Semi-detached house
- Generously proportioned rooms
- Dual aspect lounge
- Dual aspect kitchen / diner
- Guest cloakroom
- Two large double bedrooms
- Modern family bathroom
- Driveway parking for two vehicles
- Attractive, fully enclosed garden
- Gas CH, Double Glazing
- Freehold
- EPC B, Council Tax B



Location

Situated in the established residential locality of Dawley being served by a range of shops in the District Centre along with a range of education facilities including Phoenix Academy. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre along with lovely walks within Telford Town Park, along the Telford Town Park Nature Trails which form part of the Silkin Way, which are easily accessible from the property.

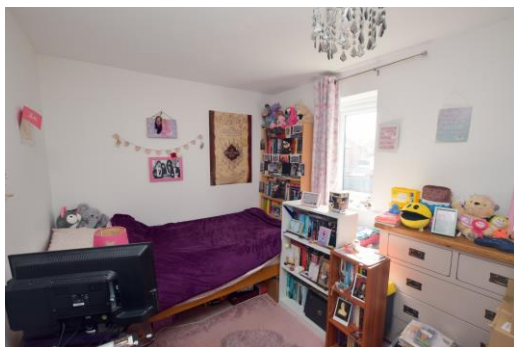
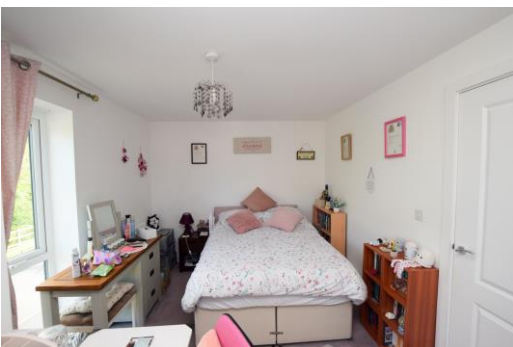
Brief Description

Built by Lovell Homes in 2017, this attractive semi-detached house occupies a lovely corner position and provides bright, spacious and well presented accommodation, decorated in neutral tones throughout. The front door opens into the entrance hall, with cloaks/WC and stairs to the first floor. To the left is the full depth, dual aspect lounge with windows to the front and side. The kitchen / diner is located to the right, off the hall, again, a full depth room with windows to the front and side, as well as a half glazed courtesy door into the garden. The kitchen is fitted with a comprehensive range of drawers, base and wall mounted cupboards with complementary working surfaces with inset 1.5 bowl sink unit and four ring gas hob with extractor over; built-in fridge / freezer and oven. There is space and plumbing provision for a washing machine, and plumbing inside an adjacent cupboard for a dishwasher if desired.



Stairs ascend to the first floor Landing where you will find a useful over-stairs storage cupboard and access to the loft space. Bedroom one benefits from a built-in wardrobe, and is a dual aspect room, as is bedroom two. The modern bathroom has a white three piece suite, with shower over the bath and concealed cistern to the WC. Gas central heating and uPVC double glazing complete this lovely property.

Externally, the property is approached by foot over a paved pathway, with neatly maintained shrubs to each side, which continue around the front and side of the property. There are two dedicated parking spaces to the side of the home and an adjacent timber gate which opens into the fully enclosed westerly facing garden, which is mainly laid to lawn with a small patio seating area adjacent to the property and useful timber storage shed.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendor's Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B (currently £1,686.89 for 2026/27)

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Wellington proceed along the Dawley Road to the Heath Hill roundabout take the first left into Dawley Green Way to Dawley Bank Roundabout and take the third exit into Church Road and then fourth right into Mount Road. Follow this road which will become Matlock Avenue, then take the left hand turn into Parkland Avenue where the property will be found a short way along on the right.

METHOD OF SALE

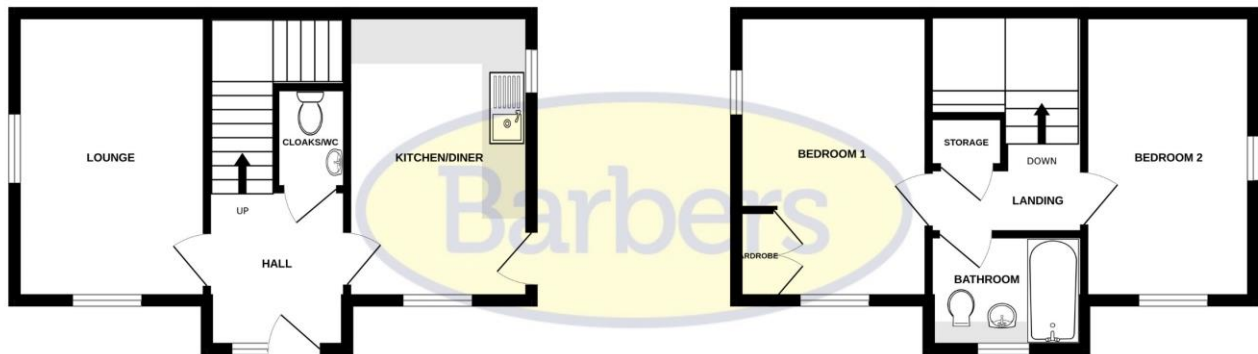
For Sale by Private Treaty.

Ref: WE40038.300426

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 sq.m.) approx.
Made with Metropix ©2026



All measurements quoted are approximate:

LOUNGE 13' 10" x 9' 6" (4.22m x 2.9m)

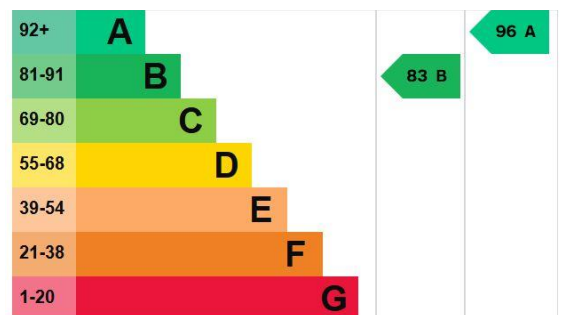
KITCHEN / DINER 13' 9" x 8' 0" (4.19m x 2.44m)

CLOAKS/WC 4' 11" x 3' 4" (1.5m x 1.02m)

BEDROOM ONE 13' 10" x 9' 10" (4.22m x 3m)

BEDROOM TWO 13' 11" x 8' 1" (4.24m x 2.46m)

BATHROOM 6' 9" x 5' 6" (2.06m x 1.68m)



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.