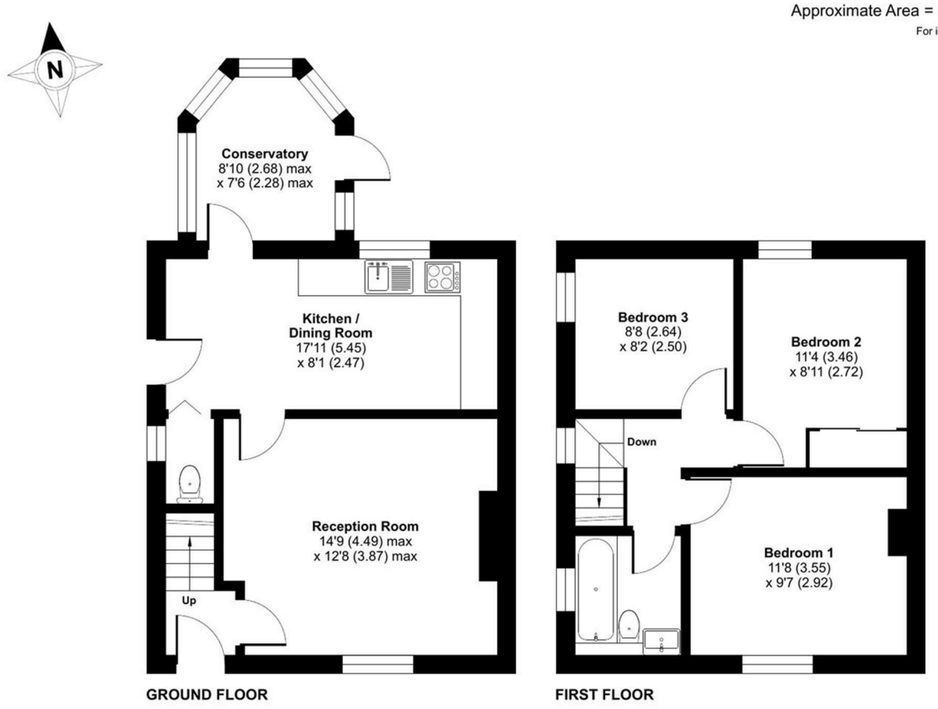
FOR SALE

16 Portley Road, Dawley, Telford, TF4 3JP

Approximate Area = 828 sq ft / 76.9 sq m

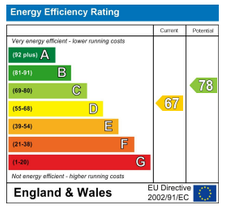
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1498223

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



Halls 1845

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Telford Sales
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FOR SALE

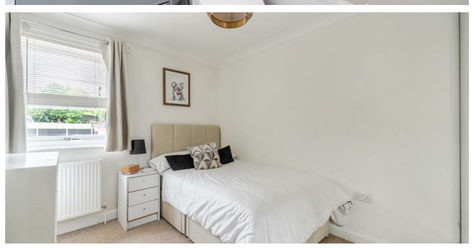
Offers in the region of £210,000

16 Portley Road, Dawley, Telford, TF4 3JP

Stylishly updated and ready to move straight into, this beautifully presented three-bedroom semi-detached home features a stunning kitchen/diner, contemporary bathroom, conservatory, driveway parking and a generous rear garden. An ideal first home or family property in a convenient Dawley location.

FOR SALE

1 Reception Room/s | 3 Bedroom/s | 1 Bath/Shower Room/s



- **Well-Presented Throughout**
- **Perfect for First-Time-Buyers**
- **Ground Floor W.C.**
- **Large Rear Garden**
- **Conservatory**
- **Close to Amenities**

DESCRIPTION

Beautifully updated throughout and ready to move straight into, this attractive three-bedroom semi-detached home offers stylish, practical living in a convenient location, making it an excellent choice for first-time buyers, growing families or those looking to upsize.

The heart of the home is the impressive kitchen/diner, thoughtfully designed to create a sociable space for everyday family life, from busy weekday breakfasts to entertaining friends and family. A comfortable lounge provides the perfect place to unwind, while the conservatory offers valuable additional living space and is currently utilised as a practical utility area with direct access to the garden. A useful ground floor W.C. adds further convenience.

Upstairs, there are three well-proportioned bedrooms, all served by a stylish family bathroom finished to a high standard, creating a fresh and contemporary feel throughout.

Outside, the property continues to impress with a driveway providing off-road parking to the front, while the generous rear garden offers plenty of space for children to play, summer barbecues or simply relaxing outdoors.

LOCATION

Dawley is a well-established and increasingly popular area of Telford, offering an excellent blend of everyday convenience and green open spaces. A variety of local shops, supermarkets, cafés and leisure facilities are all within easy reach, while nearby Telford Town Park, The Wrekin and the UNESCO World Heritage Site of Ironbridge provide fantastic opportunities for walking, cycling and family days out. Well regarded schools, regular public transport and excellent road links to Telford Town Centre, the M54 and wider Shropshire make Dawley an ideal location for first-time buyers, families and commuters alike.

ROOMS

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM
14'9 x 8'1

KITCHEN/DINING ROOM
17'11 x 8'1

CONSERVATORY
8'10 x 7'6

W.C.

FIRST FLOOR

BEDROOM ONE
11'8 x 9'7

BEDROOM TWO
11'4 x 8'11

BEDROOM THEE
8'8 x 8'1

BATHROOM

LOCAL AUTHORITY
Telford and Wrekin

COUNCIL TAX BAND
Council Tax Band: B

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.