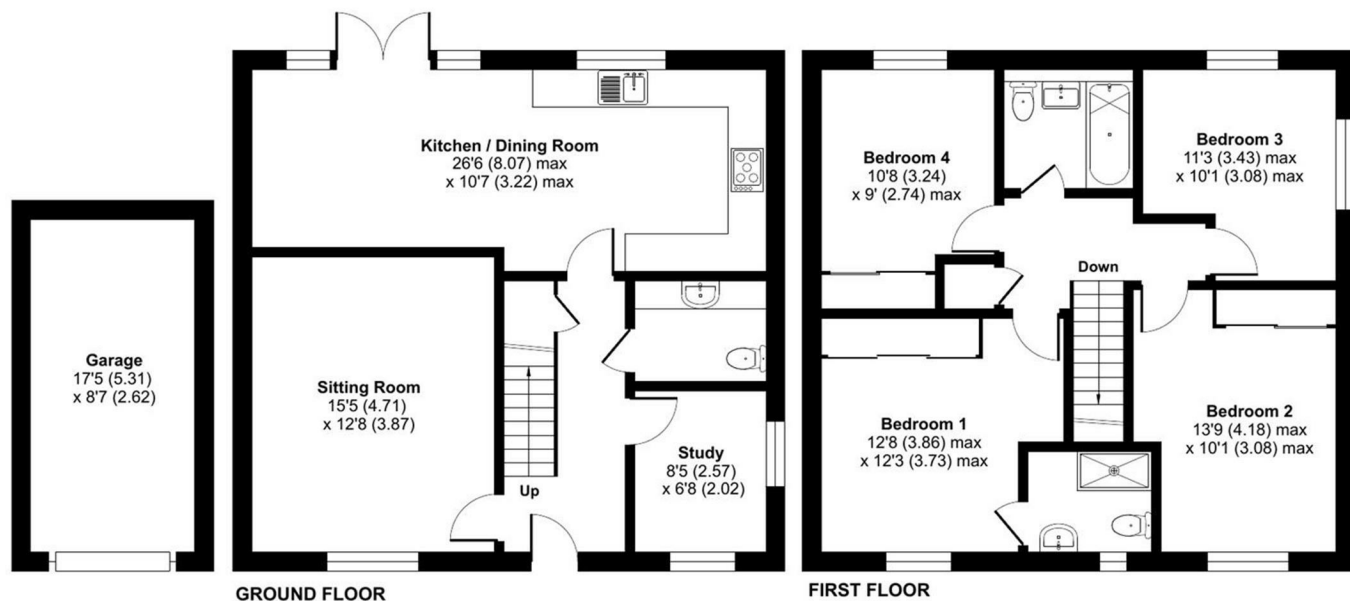


FOR SALE

12 Dutimoors Drive, Lawley, Telford, TF4 2SW



Approximate Area = 1360 sq ft / 126.3 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 1510 sq ft / 140.2 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). © ritchcom 2026. Produced for Halls. REF: 1467408

FOR SALE

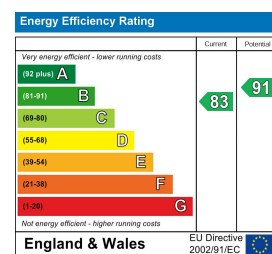
Offers in the region of £375,000

12 Dutimoors Drive, Lawley, Telford, TF4 2SW

**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



Beautifully presented four-bedroom detached family home located in the sought-after Lawley Village development. Featuring a spacious open-plan kitchen/family/dining room, separate sitting room, study, utility room with WC, principal bedroom with en-suite, detached garage and driveway parking, this superb property offers versatile accommodation ideally suited to modern family living.



01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

2 Reception  
Room/s

4 Bedroom/s

2 Bath/Shower  
Room/s

- Ideal family home
- Excellent access to Telford Town Centre and M54 motorway
- Spacious kitchen/dining room/family room
- Garage & Driveway
- Well-presented throughout
- Good size garden

To the first floor, the landing leads to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. The layout provides flexibility for growing families, guests or those requiring additional workspace.

Externally, the property enjoys a private rear garden, ideal for outdoor dining and family enjoyment. A detached garage and driveway parking complete this superb family home.

Offering a wonderful combination of space, style and convenience, this property presents an excellent opportunity for families and professionals seeking a home in one of Telford's most desirable residential locations.

#### LOCATION

Dutimoors Drive is ideally situated within the highly regarded Lawley Village development, one of Telford's most popular residential areas. The property is conveniently positioned within easy reach of a wide range of local amenities including supermarkets, shops, cafés, restaurants, medical facilities and leisure amenities.

Excellent educational facilities are available nearby, with a selection of well-regarded primary and secondary schools serving the area. Telford Town Centre is just a short drive away, offering extensive retail, leisure and employment opportunities, including Southwater, Telford Shopping Centre and Telford Railway Station.

The property also benefits from excellent transport connections, with easy access to the M54 motorway providing convenient links to Shrewsbury, Wolverhampton, Birmingham and the wider Midlands motorway network. The combination of modern living, excellent amenities and strong commuter links continues to make Lawley a highly sought-after location for families and professionals alike.

#### ROOMS

##### GROUND FLOOR

##### ENTRANCE HALL

##### W.C./UTILITY

##### SITTING ROOM

15'5 x 12'8

##### STUDY

8'5 x 6'8

##### KITCHEN/FAMILY/DINING ROOM

26'6 x 10'7

##### FIRST FLOOR

##### BEDROOM ONE

12'8 x 12'3

##### EN-SUITE

##### BEDROOM TWO

13'9 x 10'1

##### BEDROOM THREE

11'3 x 10'1

##### BEDROOM FOUR

10'8 x 9

##### BATHROOM

##### EXTERNAL

##### GARAGE

##### DRIVEWAY

##### LOCAL AUTHORITY

Telford and Wrekin Council

##### COUNCIL TAX BAND

Council Tax Band: D

##### 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.