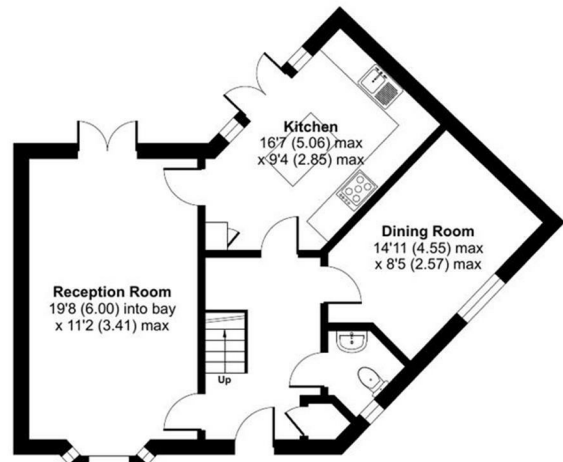


FOR SALE

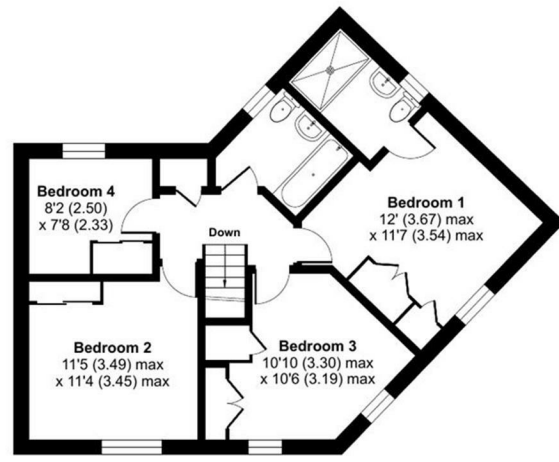
49 Griffiths Avenue, Doseley, Telford, TF4 3FE



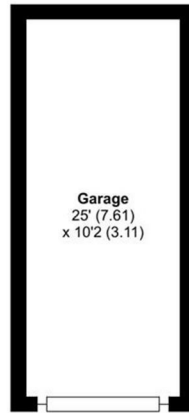
Approximate Area = 1205 sq ft / 111.9 sq m
Garage = 255 sq ft / 23.7 sq m
Total = 1460 sq ft / 135.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2026. Produced for Halls. REF: 1473422



FOR SALE

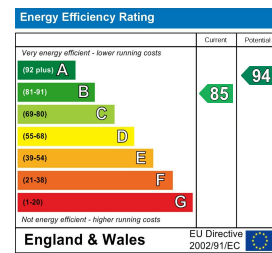
Offers in the region of £439,950

49 Griffiths Avenue, Doseley, Telford, TF4 3FE

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



An exceptional four-bedroom detached former show home, beautifully positioned with open views to the front. Featuring a stunning upgraded kitchen/breakfast room with central island, spacious lounge with French doors, and a versatile separate reception room ideal as a dining room, home office, playroom or family room. Upstairs offers three double bedrooms, a single bedroom, en-suite to the principal bedroom and fitted wardrobes in every bedroom. Further benefits include a professionally landscaped south-facing garden, detached oversized single garage and off-road parking. A superb family home presented to an excellent standard throughout.



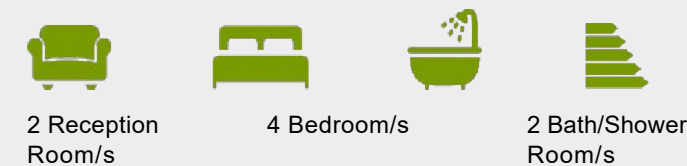
01952 971800

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



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- Former Show Home
- Landscaped Garden
- Oversized Single Garage
- Two Reception Rooms
- En-Suite to Main Bedroom
- Immaculate Throughout

Upstairs, the property offers four well-proportioned bedrooms, including three generous doubles and a comfortable single bedroom. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Further enhancing the practicality of the home, fitted wardrobes are installed in every bedroom, providing excellent storage throughout.

Externally, the property continues to impress with its beautifully landscaped south-facing garden, detached oversized single garage and off-road parking. Combining the quality and attention to detail expected of a former show home with open front views, extensive fitted storage and highly versatile living space, this is an exceptional family home ready to move straight into and enjoy.

LOCATION

Doseley is a sought-after residential area on the southern edge of Telford, offering a blend of modern living and village charm. The area benefits from a semi-rural setting with scenic countryside on the doorstep, while still being just a short drive from Telford Town Centre and its extensive shopping, dining, and leisure facilities.

Well-regarded schools, local shops, and everyday amenities are all within easy reach, making Doseley particularly popular with families. Excellent transport links include nearby access to the M54 motorway and Telford Central railway station, providing direct connections to Shrewsbury, Wolverhampton, Birmingham, and beyond—ideal for commuters.

The community offers a mix of characterful older homes and attractive new-build developments, appealing to a wide range of buyers. Green spaces, walking routes, and proximity to the Ironbridge Gorge World Heritage Site add to the area's appeal, giving residents the perfect balance of convenience and countryside.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

RECEPTION ROOM
19'8 x 11'2

KITCHEN/BREAKFAST ROOM
16'7 x 9'4

DINING ROOM
14'11 x 8'5

FIRST FLOOR

BEDROOM ONE
12 x 11'7

EN-SUITE

BEDROOM TWO
11'5 x 11'4

BEDROOM THREE
10'10 x 10'6

BEDROOM FOUR
8'2 x 7'8

BATHROOM

EXTERNAL

GARAGE

25 x 10'2

DRIVEWAY

GARDEN

LOCAL AUTHORITY
Telford & 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.