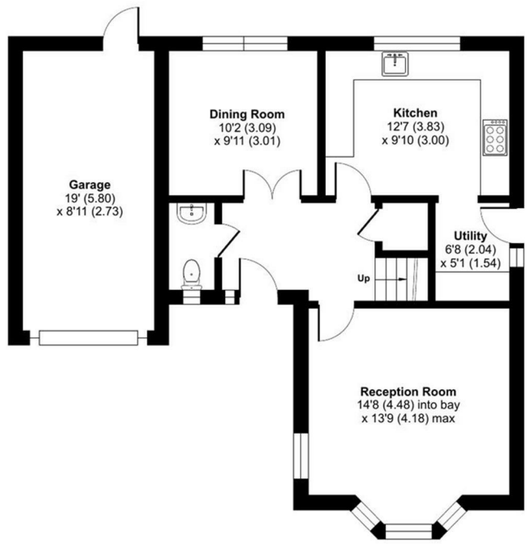
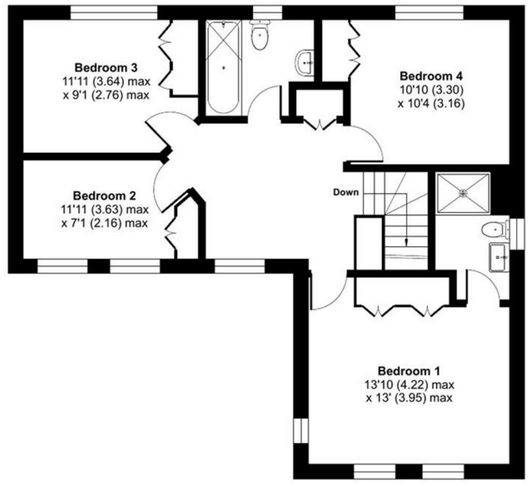
FOR SALE

10 Glendale Gardens, Lawley, Telford, Shropshire, TF4 2RG

Approximate Area = 1310 sq ft / 121.7 sq m
Garage = 170 sq ft / 15.8 sq m
Total = 1480 sq ft / 137.5 sq m
For identification only - Not to scale



GROUND FLOOR

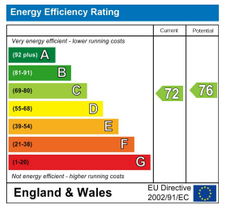


FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1480021

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



01952 971800

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

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FOR SALE

Asking Price £375,000

10 Glendale Gardens, Lawley, Telford, Shropshire, TF4 2RG

Occupying one of the most desirable positions within the development, this attractive four-bedroom detached family home enjoys exceptional open views across fields to the rear, providing a wonderful sense of space and privacy. Offering well-proportioned accommodation throughout, the property comprises a spacious reception room, separate dining room, fitted kitchen with utility room, guest WC, four bedrooms including a principal bedroom with en-suite, together with an integral garage and driveway parking. Conveniently located for local amenities, schools and transport links, this is an excellent family home combining practical living space with a truly outstanding outlook.







FOR SALE

2 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s











- **Beautiful Four Bedroom Detached House**
- **Lovely Rear Garden With Countryside Views**
- **Parking and Garage With Electric Roller Shutter Door**
- **Two Generous Reception Rooms**
- **Ideal Family Home in Desirable Location**
- **Close to Schools and Amenities**

DESCRIPTION

Occupying an enviable position within this popular residential development, the property enjoys stunning open views across neighbouring fields to the rear, a rare feature that sets it apart from many similar properties in the area. Offering a wonderful sense of space, privacy and an attractive outlook, the property's position is undoubtedly one of its most appealing features.

The accommodation is arranged over two floors and provides spacious, practical living space ideally suited to family life. The ground floor comprises an entrance hallway with guest cloakroom/WC, a generous reception room with bay window to the front elevation, creating an excellent space for relaxing and entertaining. A separate dining room provides an ideal setting for family meals and social occasions, whilst the fitted kitchen offers a range of wall and base units with adjoining utility room providing additional storage and laundry facilities. An integral garage and driveway parking complete the ground floor accommodation.

To the first floor, the property offers four well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a family bathroom.

Externally, the property benefits from driveway parking to the front together with an integral garage. To the rear, the garden enjoys a superb open aspect overlooking fields, creating a delightful outdoor space from which to enjoy the far-reaching views and peaceful surroundings.

Conveniently located for local amenities, schools, leisure facilities and transport links, including easy access to Telford Town Centre and the M54 motorway network, this attractive detached home combines generous family accommodation with a truly outstanding position and outlook.

LOCATION

Glendale Gardens is conveniently situated in the Lawley area of Telford, offering easy access to a range of local amenities, schools, supermarkets and leisure facilities. Telford Town Centre, Southwater and Telford Shopping Centre are all within easy reach, providing extensive retail, dining and entertainment options. The property also benefits from excellent transport links via the M54 motorway network and Telford Central railway station, making it ideal for commuters travelling throughout Shropshire, the West Midlands and beyond.

ROOMS

GROUND FLOOR

HALLWAY

W.C.

RECEPTION ROOM
14'8 x 13'9

DINING ROOM
10'2 x 9'11

KITCHEN
12'7 x 9'10

UTILITY ROOM
6'8 x 5'1

FIRST FLOOR

BEDROOM ONE
13'10 x 13

BEDROOM TWO
11'11 x 7'1

BEDROOM THREE
11'11 x 9'1

BEDROOM FOUR
10'10 x 10'4

BATHROOM

EXTERNAL

GARDEN

DRIVEWAY

SINGLE INTEGRAL GARAGE
19 x 8'11

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band: E

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 £36 (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.