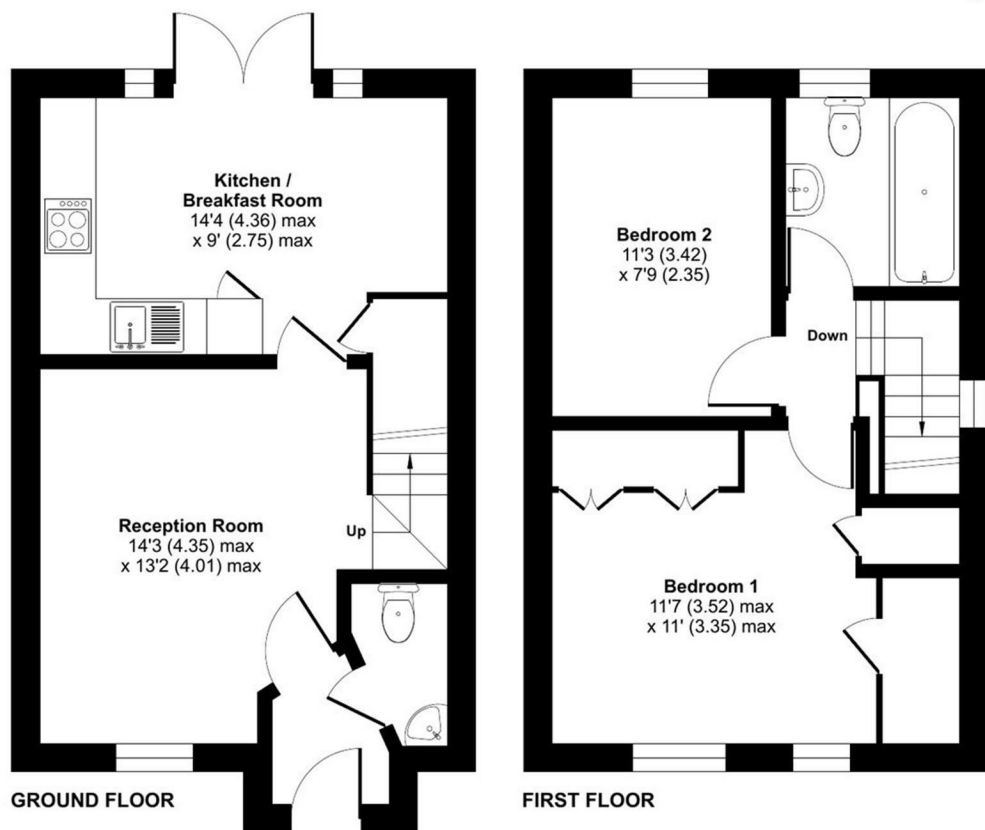


FOR SALE

25 Dudley Grove, Doseley, Telford, TF4 3FJ



Approximate Area = 657 sq ft / 61 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). © nitchcom 2026. Produced for Halls. REF: 1429172



FOR SALE

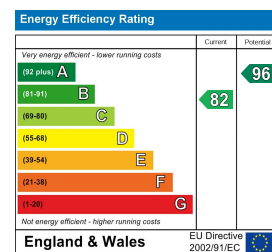
Offers in the region of £219,950

25 Dudley Grove, Doseley, Telford, TF4 3FJ

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 two-bedroom semi-detached home located in a quiet cul-de-sac on the popular David Wilson estate in Doseley. Featuring a stylish kitchen/dining room with French doors to a landscaped rear garden, two double bedrooms with fitted storage, driveway parking for two cars and excellent access to Telford Town Centre, the M54 and scenic countryside walks nearby.



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.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Landscaped Garden
- Driveway and Parking
- Well-Presented Throughout
- Integrated appliances
- Desirable Location
- EPC Rated : B

DESCRIPTION

Situated within a quiet cul-de-sac on the highly sought-after David Wilson development in Doseley, this immaculately presented two-bedroom semi-detached home offers stylish, modern living ideal for first-time buyers, couples or small families.

The property is entered via a welcoming hallway with a convenient guest cloakroom, leading through to a beautifully presented lounge that provides a comfortable and relaxing living space. To the rear of the property is a well-designed kitchen/dining room fitted with a range of contemporary wall and base units with complementary work surfaces. The kitchen benefits from integrated appliances including an oven, hob, dishwasher and fridge freezer. French doors open directly onto the rear garden, creating a bright and sociable space that is perfect for both everyday living and entertaining.

To the first floor, the property offers two generously sized double bedrooms. The principal bedroom benefits from fitted wardrobes along with additional built-in storage cupboards, while the second bedroom is a good size. A modern family bathroom completes the accommodation.

The property further benefits from a boarded loft space, accessed via a pull-down ladder, providing excellent additional storage.

Externally, the property enjoys a beautifully landscaped rear garden designed for low-maintenance enjoyment, with a patio area ideal for outdoor dining. To the front of the property there is driveway parking for two vehicles.

Dudley Grove is perfectly positioned for those looking to enjoy both convenience and lifestyle, with picturesque countryside walks nearby while still being just a short drive from Telford Town Centre, Telford Town Park and Southwater's range of restaurants and leisure facilities. The property also benefits from excellent transport links with the A442 and M54 easily accessible.

Early viewing is highly recommended to fully appreciate the quality, location and presentation of this fantastic home.

LOCATION

Located within the popular residential area of Doseley, this property forms part of a modern David Wilson development and enjoys a quiet cul-de-sac setting. The area offers a pleasant balance of nearby countryside walks while remaining conveniently close to Telford Town Centre, with excellent transport links via the A442 and M54.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

RECEPTION ROOM

14'3 x 13'2

KITCHEN/BREAKFAST ROOM

14'4 x 9

FIRST FLOOR

BEDROOM 1

11'7 x 11

BEDROOM 2

11'3 x 7'9

BATHROOM

EXTERNAL

GARDEN

DRIVEWAY

LOCAL AUTHORITY

Telford and Wrekin Council

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.