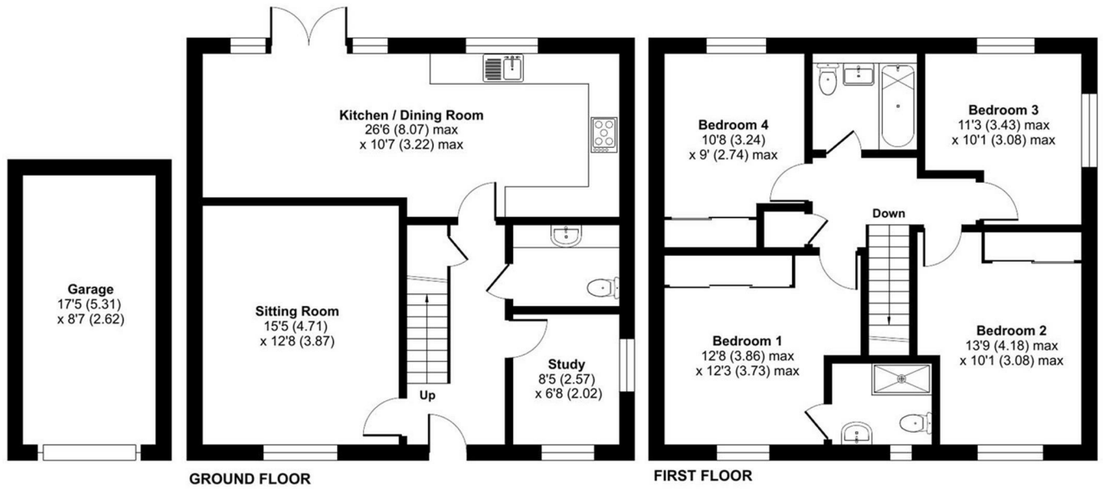
FOR SALE

12 Dutimoors Drive, Lawley, Telford, TF4 2SW

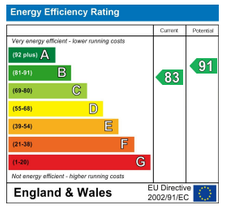
Approximate Area = 1360 sq ft / 126.3 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 1510 sq ft / 140.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1467408

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
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FOR SALE

Offers in the region of £360,000

12 Dutimoors Drive, Lawley, Telford, TF4 2SW

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.

FOR SALE

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

DESCRIPTION

Situated within the popular and well-established Lawley development, this attractive four-bedroom detached home offers spacious and versatile accommodation ideally suited to modern family living.

The property is approached via a driveway providing off-road parking and access to a detached garage, while the attractive frontage creates excellent kerb appeal.

Entering the property, the welcoming entrance hall provides access to the principal ground floor accommodation. To the front of the property is a generous sitting room, offering an ideal space for relaxation and entertaining. A useful study provides the perfect home office, playroom or snug, while a guest cloakroom/utility adds further practicality.

The heart of the home is undoubtedly the impressive open-plan kitchen/dining/family room spanning the full width of the property. Fitted with a range of modern wall and base units, ample worktop space and integrated appliances, the kitchen flows seamlessly into to a seating and dining area, creating an ideal setting for family life and social gatherings. French doors provide access to the rear garden and allow natural light to flood the space.

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 £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.