



**Rhodes Avenue, Dawley, Telford**

**£165,000**



**Freehold | EPC rating: D**

- NO UPWARD CHAIN
- Spacious living room
- Enclosed rear garden

- Two Double Bedrooms
- Downstairs WC
- Driveway

**BELVOIR!**

Property is personal

Email  
**salestelford@belvoir.co.uk**

Phone  
**01952 248000**

| Description |                                                                          |
|-------------|--------------------------------------------------------------------------|
| 1           | 1. The first row of the matrix is the identity matrix $I_n$ .            |
| 2           | 2. The second row of the matrix is the identity matrix $I_n$ .           |
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| 99          | 99. The ninety-ninth                                                     |

Conveniently located close to a range of local amenities, schools, supermarkets, and transport links, the property offers excellent access to Telford Town Centre and the wider road network.

**AML Regulations:** We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Floorplan



## Rooms

### Entry

0.83m x 0.81m (2'8" x 2'8")

### WC

1.21m x 0.83m (4'0" x 2'8")

### Kitchen

4.87m x 2.39m (16'0" x 7'10")

### Living Room

3.89m x 3.56m (12'10" x 11'8")

### Conservatory

3.12m x 2.56m (10'2" x 8'5")

### Hallway

1.19m x 0.92m (3'11" x 3'0")

### Bedroom One

3.85m x 3.55m (12'7" x 11'7")

### Bedroom Two

3.29m x 2.39m (10'10" x 7'10")

### Bathroom

2.37m x 1.44m (7'10" x 4'8")

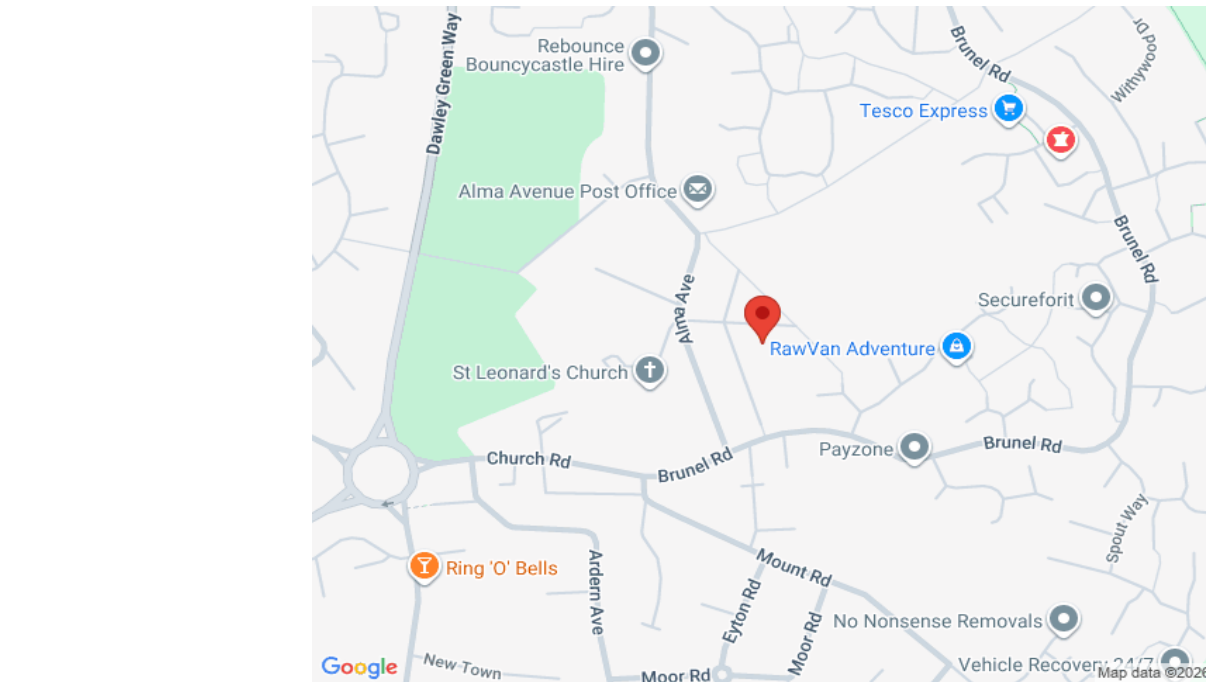
### Landing

1.59m x 0.97m (5'2" x 3'2")

## Photographs



**Map**



## Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings visible.