

Rhodes Avenue, Dawley, Telford

2 1 1

£159,950

- NO UPWARD CHAIN
- Two Double Bedrooms
- Spacious living room
- Downstairs WC
- Enclosed rear garden
- Driveway
- Freehold
- EPC rating D







Offered for sale with no upward chain, this well-presented two double bedroom semi-detached home is situated in a quiet cul-de-sac and offers comfortable living accommodation, making it an ideal purchase for first-time buyers, small families, or investors.

The ground floor comprises an entrance hall, a bright and spacious living room, a generous breakfast kitchen, a convenient ground floor WC, and a conservatory providing additional living space overlooking the enclosed rear garden.

Upstairs, the property offers two well-proportioned double bedrooms and a family bathroom fitted with a modern white suite.

Further benefits include UPVC double glazing, gas-fired central heating, driveway parking to the front, and an enclosed rear garden complete with a useful garden shed.

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.

FREEHOLD / EPC RATING D / COUNCIL TAX BAND A

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.









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")

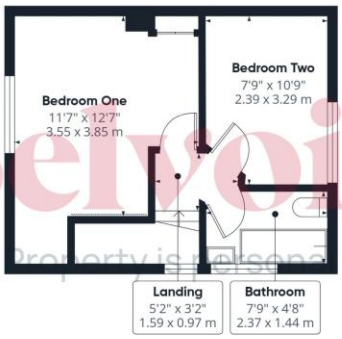
Bedroom Two 3.29m x 2.39m (10'10" x 7'10")

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

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



Ground Floor





Belvoir
Property is personal

Approximate total area[1]

680 ft²
63.1 m²

Reduced headroom

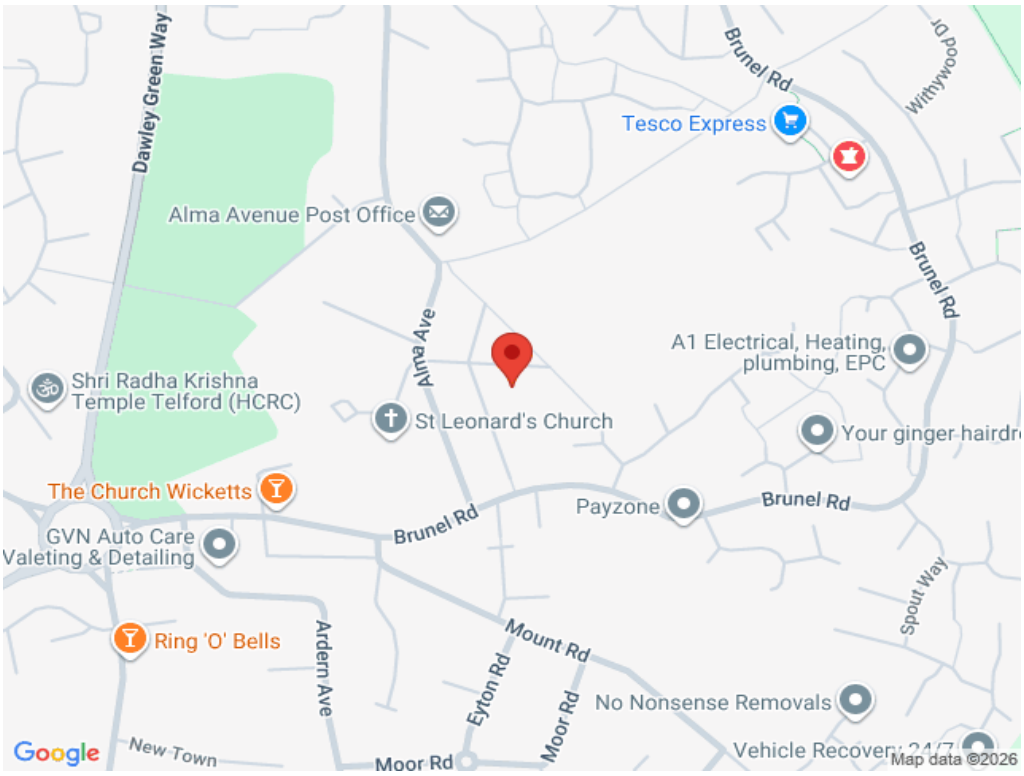
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Belvoir

Belvoir Telford

01952 258562
telford@belvoir.co.uk