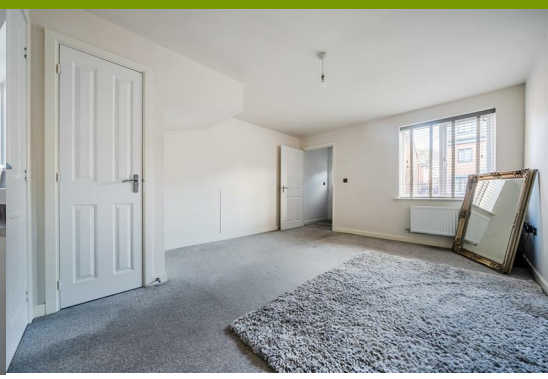
73 BROOKES AVENUE

NEWDALE | TELFORD | SHROPSHIRE | TF3 5FD







Three-storey family home in popular Lawley location. Spacious lounge, modern kitchen/diner, three double bedrooms, ensuite to principal bedroom, family bathroom, guest W.C., driveway parking and enclosed rear garden.

Offers in the region of £250,000





1 3 2 B

- **NO ONWARD CHAIN**
- **En-Suite to Main Bedroom**
- **Ground Floor W.C.**
- **Ample Storage Options**
- **Private Driveway**
- **Close to Amenities**

DESCRIPTION

Situated in the popular residential area of Lawley, this spacious three-storey family home offers well-balanced accommodation arranged over three floors. The property is conveniently positioned for a range of local amenities, schools and everyday facilities, together with excellent transport links for those commuting further afield.

The ground floor accommodation begins with an entrance lobby leading through to a generously proportioned lounge, providing a comfortable space to relax and unwind. To the rear, the modern kitchen/diner offers a practical and sociable area for everyday family life, with ample room for dining, whilst a separate guest W.C. completes the ground floor.

The first floor provides two well-sized double bedrooms, both served by a family bathroom. Occupying the entire second floor, the principal bedroom benefits from its own ensuite shower room, creating a more private space away from the remainder of the accommodation.

Externally, the property is approached via a driveway providing useful off-road parking. To the rear, the garden enjoys a sunny aspect and is arranged on one level, incorporating a patio area and lawn to provide space for outdoor dining, entertaining and relaxation.

LOCATION

Located in the sought-after residential community of Lawley, this deceptively spacious home is ideally positioned just under two miles from the vibrant heart of Telford Town Centre. Residents will enjoy convenient access to an array of retail outlets, diverse dining options, and excellent leisure facilities. Commuters are well served by the nearby Telford Central railway station and swift road links via the M54 motorway. For a more traditional market town atmosphere, Wellington lies approximately two miles to the north, offering a variety of local shops, schools, and community amenities.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

KITCHEN/DINER

FIRST FLOOR

BEDROOM 2

BEDROOM 3

BATHROOM





SECOND FLOOR

BEDROOM ONE

EN-SUITE

LOCAL AUTHORITY
Telford and Wrekin Council.

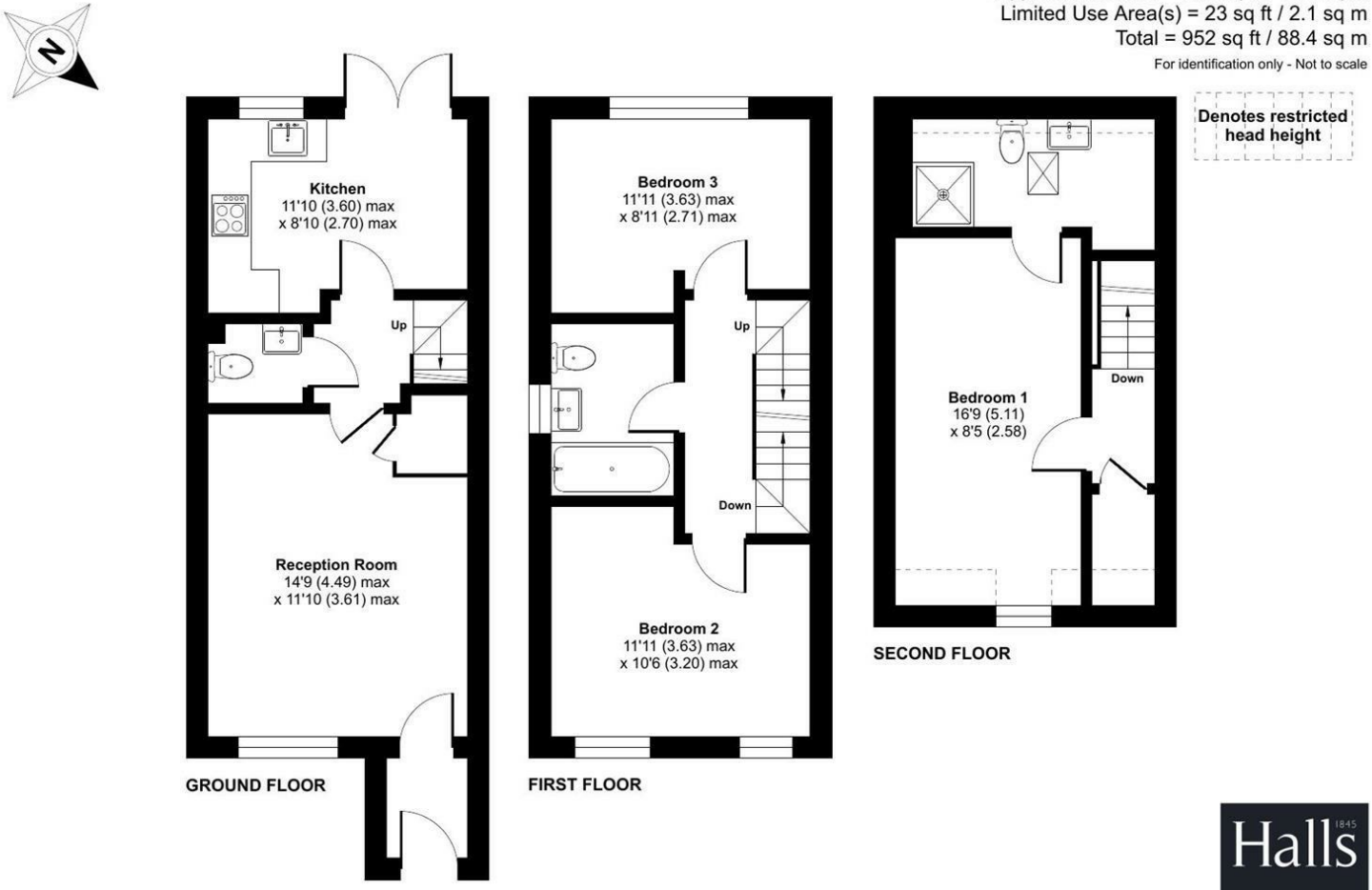
COUNCIL TAX BAND
Council Tax Band: C

POSSESSION AND TENURE
Freehold with vacant possession on completion.

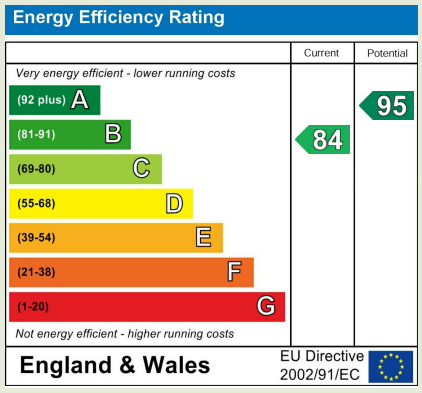
VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

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.

Approximate Area = 929 sq ft / 86.3 sq m
Limited Use Area(s) = 23 sq ft / 2.1 sq m
Total = 952 sq ft / 88.4 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: 1542880



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

TELFORD SALES
32 Market Street | Wellington | Telford | TF1 1DT
01952 971800 telford@hallsgb.com
www.hallsgb.com

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