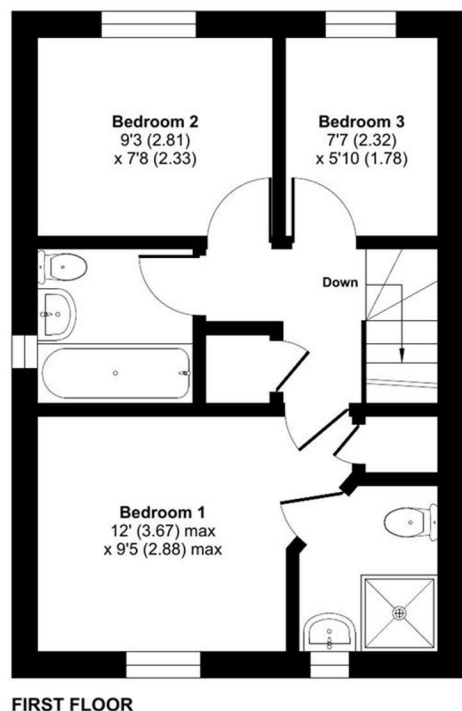
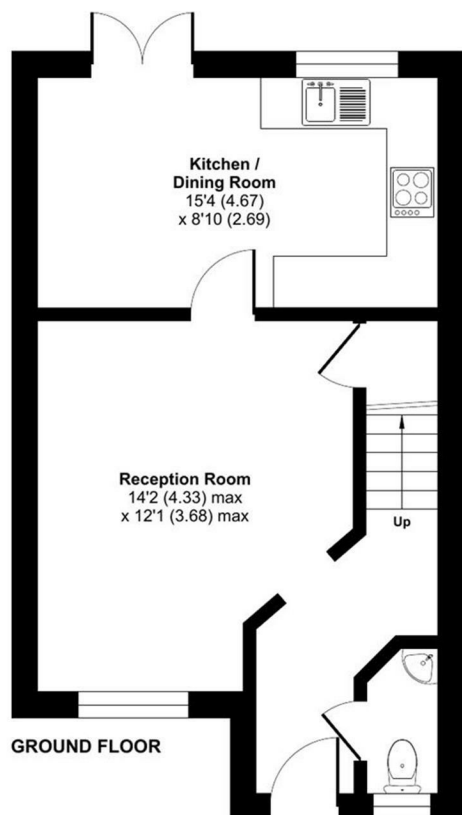


FOR SALE

69 Brookes Avenue, Telford, TF3 5FD



Approximate Area = 747 sq ft / 69.4 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). © nrichcom 2026. Produced for Halls. REF: 1477087



FOR SALE

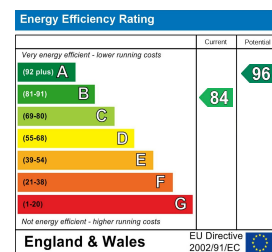
Offers in the region of £235,000

69 Brookes Avenue, Telford, TF3 5FD

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



Situated within the highly sought-after Lawley development, this well presented three-bedroom semi-detached home offers stylish and spacious accommodation, ideal for first-time buyers, growing families and professionals alike. Benefiting from a contemporary kitchen/diner, en-suite to the principal bedroom, driveway parking and an enclosed rear garden, the property is perfectly positioned for local amenities, schools and excellent transport links.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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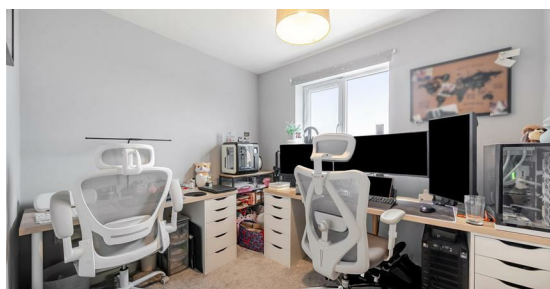
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Popular Lawley Location
- Three Bedrooms
- En-Suite to Principal Bedroom
- Spacious Kitchen/Diner
- Driveway Parking
- Enclosed Rear Garden

Externally, the property enjoys driveway parking to the front, while the enclosed rear garden provides a private outdoor space featuring a patio seating area and lawn, ideal for relaxing, entertaining and enjoying the warmer months.

Offering an excellent opportunity to purchase within one of Telford's most desirable residential locations, early viewing is highly recommended.

LOCATION

Situated within the highly sought-after Lawley development, this property enjoys a prime position within one of Telford's most popular and well-established residential communities. The area offers an excellent range of everyday amenities including supermarkets, cafés, restaurants, fitness facilities and healthcare services, all within easy reach.

The property is particularly appealing to families, benefiting from access to a number of highly regarded primary and secondary schools nearby, including Lawley Primary School, Newdale Primary School and the well-regarded secondary schools serving the wider Telford area.

Telford Town Centre is located just a short drive away, offering an extensive range of retail, leisure and entertainment facilities, whilst Telford Central Railway Station provides direct services to Birmingham, Wolverhampton and Shrewsbury. For commuters, the M54 motorway is easily accessible, providing excellent transport links across the West Midlands and beyond.

ROOMS

RECEPTION ROOM

14'2 x 12'1

KITCHEN/DINING ROOM

15'4 x 8'10

W.C.

FIRST FLOOR

BEDROOM ONE

12 x 9'5

EN-SUITE

BEDROOM TWO

9'3 x 7'8

BEDROOM THREE

7'7 x 5'10

BATHROOM

LOCAL AUTHORITY

Telford & Wrekin Council

COUNCIL TAX BAND

Council Tax Band: B

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.