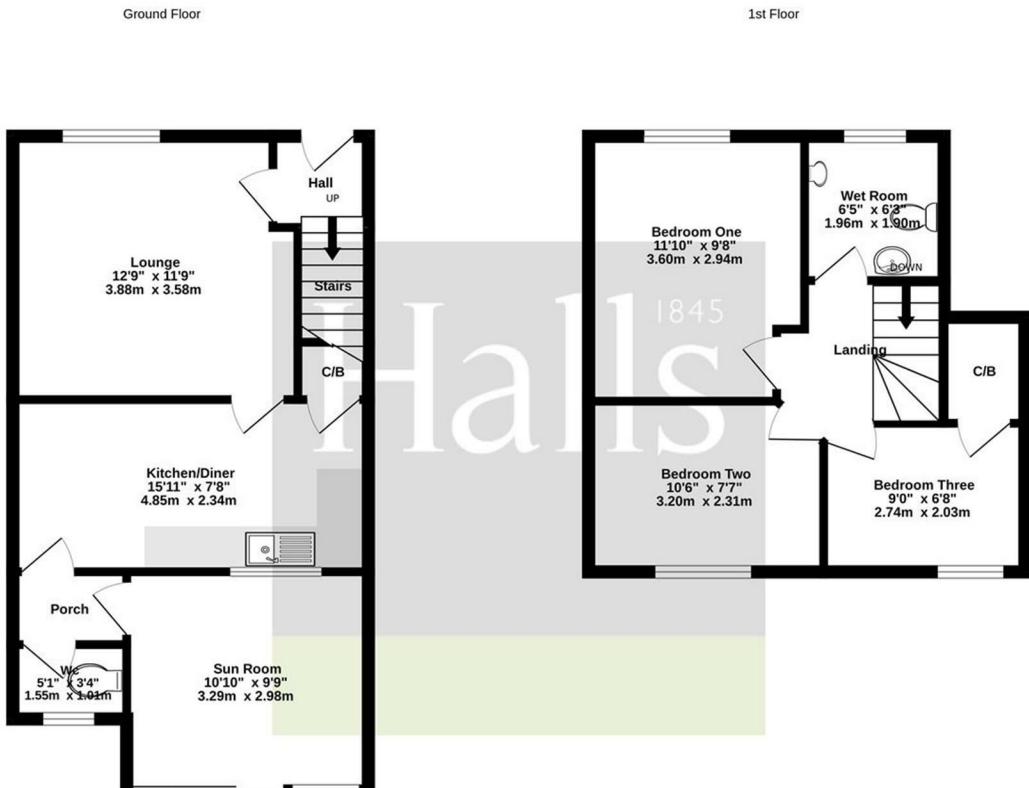


FOR SALE

32 Rhodes Avenue, Dawley, Telford, TF4 2EE

Halls¹⁸⁴⁵

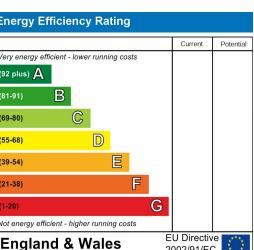


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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



FOR SALE

Offers in the region of £155,000

32 Rhodes Avenue, Dawley, Telford, TF4 2EE

Set in a well-established area of Dawley, this charming 1930s three-bedroom mid-terrace home offers generous living space, a cosy log burner, and a bright sun room opening onto the garden. With the rare benefit of off-road parking to both the front and rear and exciting potential to modernise and make it your own, this is a home full of warmth, character, and opportunity.

Halls¹⁸⁴⁵

01952 971800

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

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1 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- Two Gated Driveways
- Scope for Modernisation
- Close to Amenities
- Log Burner
- Wet Room
- Large Plot

DESCRIPTION

This characterful three-bedroom mid-terraced home, dating back to 1937, is situated in an established and well-regarded area of Dawley and offers generous family accommodation with the rare advantage of off-road parking to both the front and rear. The property has been well cared for over the years and now presents an excellent opportunity for a new owner to further modernise and personalise to their own taste.

The ground floor is accessed via an entrance porch, which opens into a welcoming entrance hall. From here, the spacious lounge is positioned to the front of the property and features a charming log burner, creating a warm and inviting living space. To the rear, a refitted kitchen/diner provides a practical hub for family life, with ample room for dining. This leads through to a bright sun room, where sliding doors open directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living. A useful guest cloakroom completes the ground floor accommodation.

To the first floor, there are three good-sized bedrooms, all serviced by a wet room. Two of the bedrooms are doubles, with one of them currently utilised as a first floor reception room. The third bedroom also benefits from a very large cupboard providing excellent storage options.

Externally, the property enjoys a low-maintenance paved rear garden, offering a pleasant outdoor space and access to secure off-road parking enclosed by double gates. To the front, a gated driveway provides additional parking and enhances both privacy and convenience.

LOCATION

Set on the edge of the established residential area of Dawley, the property enjoys convenient access to a good range of local shops, leisure amenities, and educational facilities. Excellent road links connect the area to the wider Telford region, including the extensive shopping, dining, and leisure options available at Telford Town Centre.

ROOMS

GROUND FLOOR

LOUNGE
12'9 x 11'9

KITCHEN/DINER
15'11 x 7'8

SUN ROOM
10'10 x 9'9

W.C.

FIRST FLOOR

BEDROOM 1
11'10 x 9'8

BEDROOM 2
10'6 x 7'7

BEDROOM 3
9'0 x 6'8

WET ROOM
6'5 x 6'3

EXTERNAL

LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: A

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 £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.