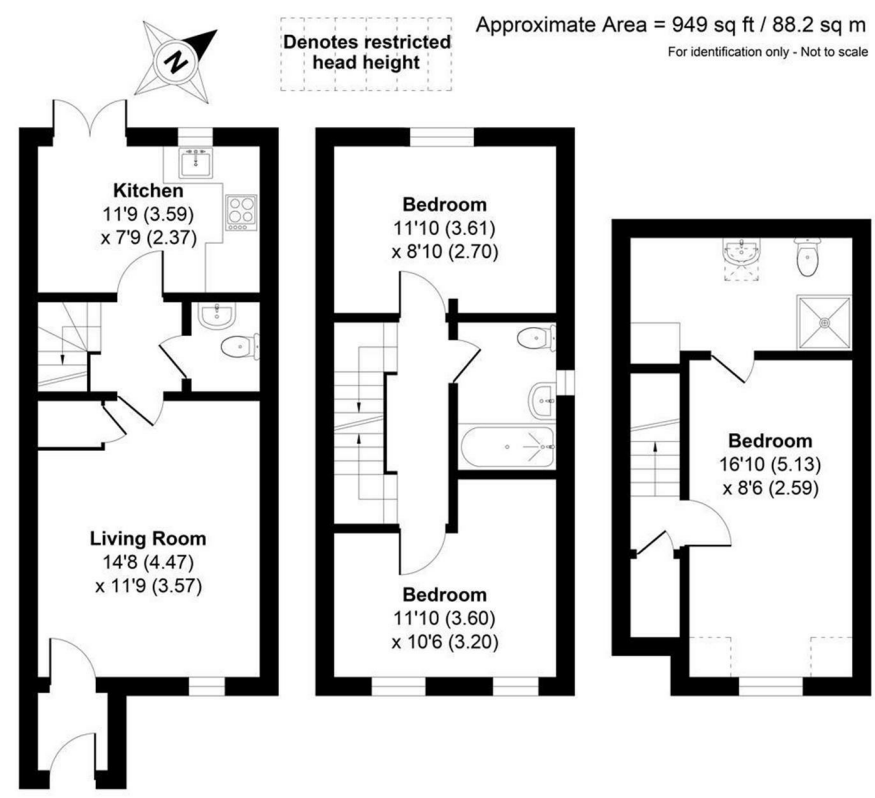


FOR SALE

35 Brookes Avenue, Telford, TF3 5FD



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPM52 Residential) Produced by Lens-Media for Halls.



FOR SALE

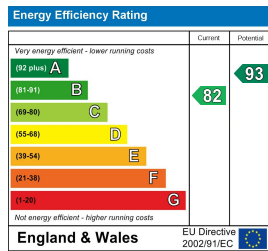
Offers in the region of £230,000

35 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



Immaculately presented three double bedroom semi-detached home in the sought-after area of Lawley, offered with no upward chain. Arranged over three floors, the property features a spacious lounge, modern kitchen/diner, guest W.C., family bathroom, and a superb main bedroom with ensuite. Benefits include driveway parking and a sunny rear garden. Ideal for first-time buyers and families.



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



2 Bath/Shower Room/s



- Immaculate Throughout
- Close to Amenities
- Perfect for First-Time-Buyers
- En-Suite to Main Bedroom
- Three Double Bedrooms
- Great Transport Links

DESCRIPTION

This exceptionally well-presented three double bedroom semi-detached home is set within the highly sought-after area of Lawley and is offered with no upward chain, making it an ideal opportunity for first-time buyers and growing families alike. Maintained to a high standard throughout, the property offers generous accommodation arranged over three floors, ready to move straight into.

The ground floor welcomes you with an inviting entrance lobby leading through to a spacious and stylish lounge, perfect for relaxing or entertaining. To the rear, a modern and well-appointed kitchen/diner provides an excellent social space, complemented by a convenient guest W.C.

On the first floor are two well-proportioned double bedrooms, both finished to an excellent standard, along with a contemporary family bathroom. The second floor is dedicated to the impressive main bedroom suite, offering a peaceful retreat complete with its own ensuite shower room.

Externally, the property benefits from a driveway providing off-road parking. The rear garden enjoys a sunny aspect and has been thoughtfully landscaped, featuring a patio seating area, steps down to a neat lawn, and a useful garden shed—ideal for both relaxation and outdoor storage.

Situated close to local amenities, well-regarded schools, and excellent transport links, this superb home combines space, condition, and location, making it a fantastic choice for modern living.

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  
14'8 x 11'9

KITCHEN/DINER  
11'9 x 7'9

FIRST FLOOR

BEDROOM TWO  
11'10 x 8'10

BEDROOM THREE  
11'10 x 10'6

BATHROOM

SECOND FLOOR

MAIN BEDROOM  
16'10 x 8'6

EN-SUITE

OUTSIDE

TENURE AND POSSESSION

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX

Council Tax Band: C

VIEWINGS

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.