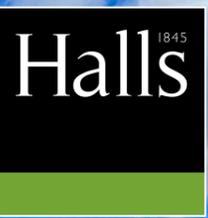
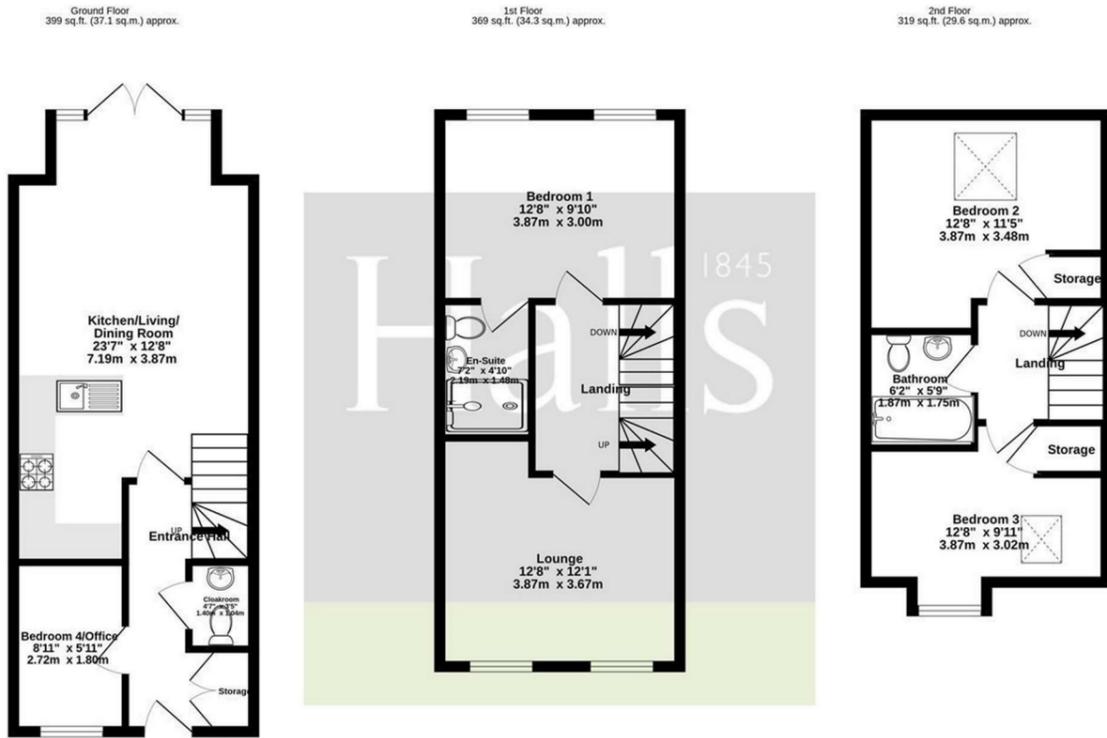


FOR SALE



43 Rees Way, Lawley Village, Telford, TF4 2GN



TOTAL FLOOR AREA: 1087 sq. ft. (101.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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FOR SALE

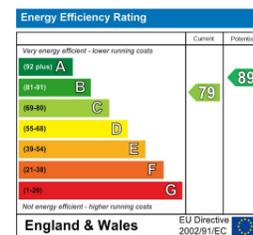
Offers in the region of £260,000

43 Rees Way, Lawley Village, Telford, TF4 2GN

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



Nestled in the charming community of Lawley Village, Telford, this delightful house on Rees Way offers both comfort and modern living. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space.



01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Well-Connected Area.
- Close to Local Amenities.
- Great Transport Links.
- Parking and Garage.
- Versatile Accommodation.
- Total ft² - 1087.00

DESCRIPTION

Spread over three well-appointed floors, the property offers highly flexible living accommodation that's perfectly suited to modern family life. The ground floor welcomes you with a bright entrance hall, leading to a versatile study or fourth bedroom—ideal for remote working or guest accommodation. A guest cloakroom adds to the practicality of the space. To the rear, the open-plan kitchen, dining, and living area creates a sociable heart of the home, featuring sleek integrated appliances and ample room for both relaxed family living and entertaining.

Upstairs on the first floor, you'll find a spacious formal living room located at the front of the house, offering a peaceful retreat. The master bedroom is also situated on this floor, complete with a stylish en suite shower room for added comfort and privacy.

The second floor comprises two further generously sized double bedrooms, served by a contemporary family bathroom—ideal for children, guests, or as additional office space if needed. Externally, the property enjoys a low-maintenance front garden and a private driveway to the side, providing off-road parking and access to a detached single garage equipped with lighting and power.

To the rear, the enclosed garden offers a delightful outdoor space for families and entertaining, with a paved patio area perfect for summer barbecues and alfresco dining, leading onto a neatly maintained lawn bordered by secure close board fencing.

This property combines spacious, flexible interiors with a prime location, making it an ideal choice for growing families or those seeking a balance of convenience and community living.

LOCATION

Located in the sought-after residential community of Lawley Village, this impressive and deceptively spacious family 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.

DIRECTIONS

From our office on Market Street, Wellington, turn left onto Bridge Road. In 0.4 miles, take the second exit at the roundabout onto Glebe Street. Turn right in 310 yards onto High Street. Stay on this road for 2.2 miles before turning left onto Smithy Way. In 160 yards, turn left onto Duddell Street. In 100 yards, turn right onto Rees Way where you will find the property on your right in approximately 60 yards.

ROOMS

GROUND FLOOR

KITCHEN/LIVING/DINING ROOM

Spanning the rear of the home, this contemporary open-plan space is the social hub of the property. The kitchen features a range of modern wall and base units, integrated appliances, and generous countertop space—perfect for cooking and entertaining. The adjoining dining and living areas flow seamlessly, offering plenty of space for a family-sized dining table and a comfortable seating area. French doors open out onto the rear patio, creating an effortless indoor-outdoor living experience.

BEDROOM FOUR/STUDY

Located at the front of the property, this flexible room can serve as a home office, guest bedroom, or playroom. A perfect space for remote work or accommodating visitors, with plenty of natural light.

GUEST CLOAKROOM

Conveniently situated off the hallway, the guest cloakroom is fitted with a WC and wash basin—ideal for everyday use and visiting guests.

FIRST FLOOR

LOUNGE

Situated at the front of the house, the first-floor living room is both spacious and cosy, offering an ideal setting for relaxation. Large windows allow in an abundance of natural light, making the space feel bright and inviting.

BEDROOM ONE

Also located on this floor, the master bedroom is a generously proportioned double room with space for freestanding furniture.

EN-SUITE

It benefits from its own en suite shower room, fitted with a shower enclosure, wash basin, and WC—offering a touch of luxury and privacy.

SECOND FLOOR

BEDROOM TWO

A large double bedroom positioned to the rear of the property. Perfect as a children's room, guest suite, or even a secondary master. Light, airy, and comfortably sized.

BEDROOM THREE

Another well-proportioned double room, located at the front of the home. Suitable for family use or as an additional workspace, with ample room for storage and bedroom furniture.

BATHROOM

Serving the second-floor bedrooms, the main bathroom features a modern three-piece suite, including a bathtub with shower attachment, WC, and wash basin. A clean and stylish space ideal for everyday use.

EXTERNAL

FRONT GARDEN & DRIVEWAY

A small, low-maintenance front garden enhances the kerb appeal of the home. The driveway to the side provides ample off-road parking and leads to the detached single garage, which is equipped with power and lighting—ideal for storage, a workshop, or even a home gym.

REAR GARDEN

The rear garden is fully enclosed with close board fencing, providing a safe and private outdoor area. A paved patio area offers space for garden furniture and outdoor dining, while the well-kept lawn provides plenty of room for children to play or for green-fingered homeowners to enjoy.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: C

POSSESSION AND TENURE

Freehold with vacant possession on completion.

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.