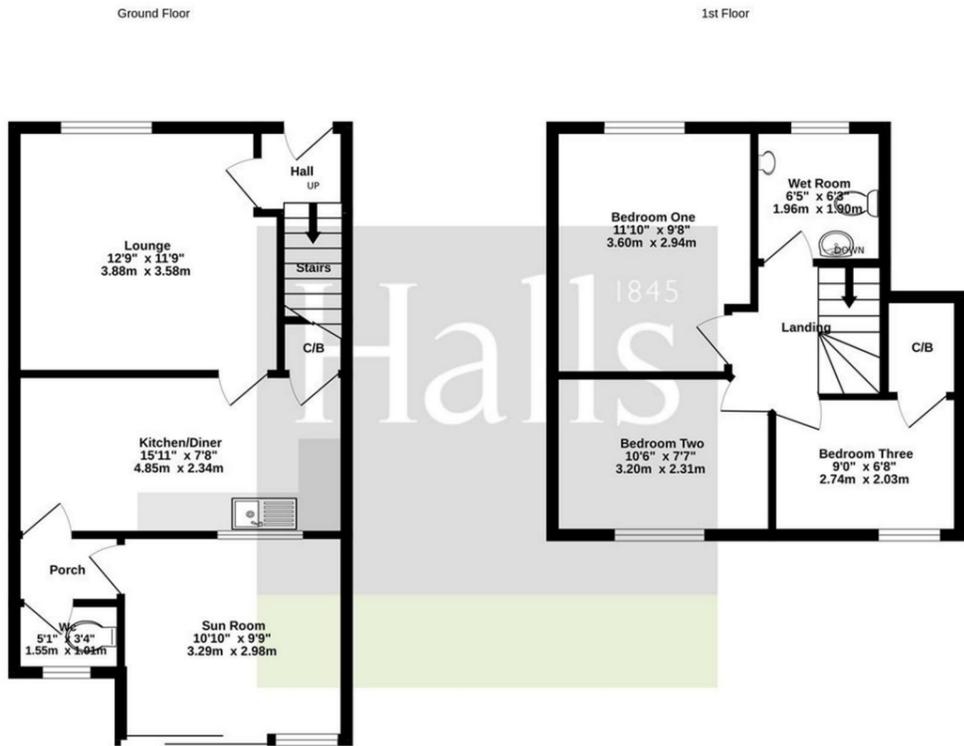


FOR SALE

32 Rhodes Avenue, Dawley, Telford, TF4 2EE

Halls 1845



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. Made with Metropix ©2026



FOR SALE

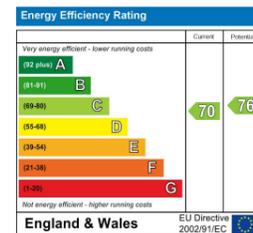
Offers in the region of £155,000

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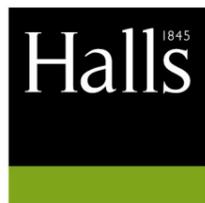
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



Set in a well-established area of Dawley, this charming 1930s three-bedroom mid-terraced 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.



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



1 Bath/Shower Room/s



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

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.