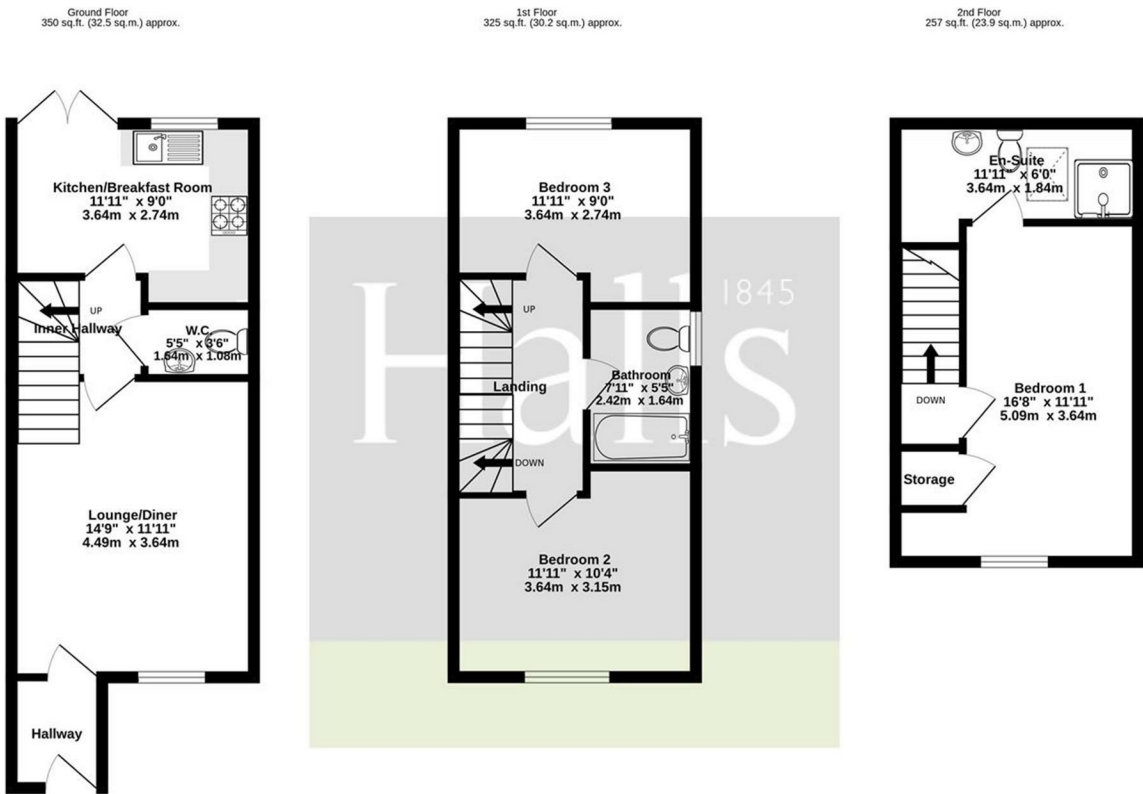


FOR SALE

9 Brookes Avenue, Telford, TF3 5FD



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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

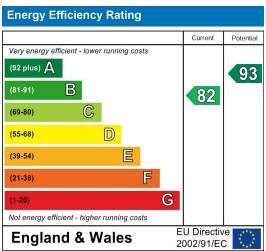
Offers in the region of £220,000

9 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



This three double bedroom semi-detached property is situated in the sought-after locality of Lawley, and is offered with no upward chain - perfect for first-time-buyers.





01952 971800


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


3 Bedroom/s


2 Bath/Shower Room/s



- No Chain
- En-Suite to Main Bedroom
- Close to Amenities
- Great Transport Links
- Ground Floor Cloakroom
- Three Double Bedrooms

DESCRIPTION

Located in the desirable area of Lawley, this spacious three-story family home offers convenient access to local amenities, schools, and excellent transport links—making it ideal for commuters.

The ground floor features an entrance lobby, a generously proportioned lounge, a modern kitchen/diner, and a guest W.C. On the first floor, there are two well-sized double bedrooms along with a stylish family bathroom. The second floor is dedicated to the main bedroom, which includes its own ensuite shower room for added privacy and comfort.

Outside, the property boasts a driveway and parking. The rear garden enjoys a sunny aspect, with a patio area, steps leading down to a lawn, and a practical garden shed.

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.

DIRECTIONS

From our office on Market Street, Wellington, turn left onto Bridge Road. In 0.4 miles take the second exit on Glebe Street. Turn right in 310 yards onto High Street. Stay on this road of 2.3 miles before taking the first exit at the roundabout onto Lawley Drive. Turn right in 0.3 miles onto West Centre Way and turn left in another 0.3 miles onto Brookes Avenue where you will find the property on your left in approximately 90 yards.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER
14'8" x 11'11"

KITCHEN/BREAKFAST ROOM
11'11" x 8'11"

W.C.
5'4" x 3'6"

FIRST FLOOR

BEDROOM 2
11'11" x 10'4"

BEDROOM 3
11'11" x 8'11"

BATHROOM
7'11" x 5'4"

SECOND FLOOR

BEDROOM 1
16'8" x 11'11"

EN-SUITE
11'11" x 6'0"

EXTERNAL

GARDEN

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX
Council Tax Band: C

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.