



Helping *you* move



9 Newdale Halt, Lawley

A stylishly presented four bedroomed semi-detached town house with garage and gated driveway parking, located on a small cul-de-sac in the popular residential area of Lawley, being served by a range of neighbourhood shops, amenities and Primary School.

Offers in the Region of

£285,000

9 Newdale Halt, Lawley, Telford, TF3 5GF

Overview

- Accommodation over three floors
- Exceptionally well presented
- Modern dining kitchen
- Full width living room
- Ground floor cloaks / WC
- Master en-suite bedroom
- Two further double bedrooms
- Additional single bedroom
- Family bathroom
- Single garage and gated driveway
- Fully enclosed garden to rear
- Gas CH. uPVC DG
- Freehold, EPC C, Council Tax C



Location

Situated in the developing area of Lawley which offers an excellent variety of local shops, eateries and public house. Lawley Village Primary Academy is approx. ¼ mile distant. Telford Town Centre is approx. 3 miles distant and offers an excellent range of shopping and leisure facilities along with Bus and Railway Stations and commuter access along the M54.

Brief Description

This four bedroomed semi-detached house is immaculately presented, having been well maintained and improved by its owners, who purchased it as a new build. Entered from the front, there is a through hallway, off which is the cloaks/WC and a useful understairs cupboard. To the left is the refitted kitchen diner, which features a range of contemporary shaker style units of base and wall mounted cupboards and drawers with integrated fridge/freezer, dishwasher, washing machine, mid-level oven and gas hob with extractor over. The bay window to the front brings a lovely amount of light into the room, which is spacious enough to accommodate a family sized dining table.

To the rear of the property is the full width living room, having French style patio doors opening to the rear garden as well as a further window. The feature fireplace houses an electric fire, creating a cosy focal point. To the first floor are two large double



bedrooms and a good sized single bedroom, currently used as a home office. These are served by the modern family bathroom. To the second floor is the spacious master bedroom, with Juliet balcony to the front aspect and velux style window to the rear. This room has plenty of built-in storage including a double width wardrobe and eaves cupboard, with space also for further wardrobes / dressing table etc. The en-suite shower room is bright and airy, having a double width shower cubicle, WC and wash basin, illuminated via a second velux style window.

Externally, recently installed double gates open to the driveway which provides parking for two vehicles, leading to the garage, with up/over door, power and light. The attractive, enclosed garden features patio seating spaces to enjoy the sunshine at different times of the day, lawned area and borders of established shrubs and perennials.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors' Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. We understand there is an annual maintenance charge of £200 payable to Bournville Village Trust.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band C (currently £1,908.46 for 2025/26)

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Junction 6 off the M54 proceed along the A5223 Lawley Drive towards Lawley and take the second left into Synders Way. Newdale Halt is the first cul-de-sac on the right hand side, proceed along the road, across the offset crossroads where the property can be found on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

AGENTS' NOTE

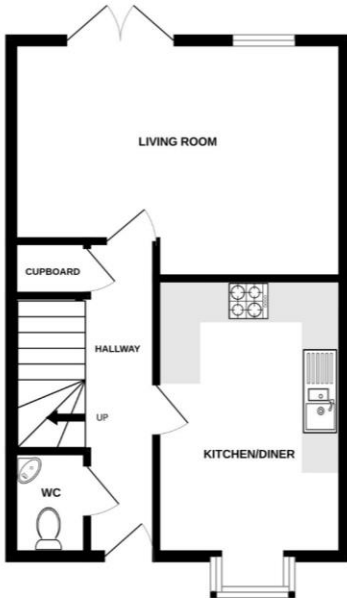
Estate Agents Act 1979, Section 21, we need to make you aware that the vendors of the property are related to a member of Barbers staff

Ref: WE38080.030625

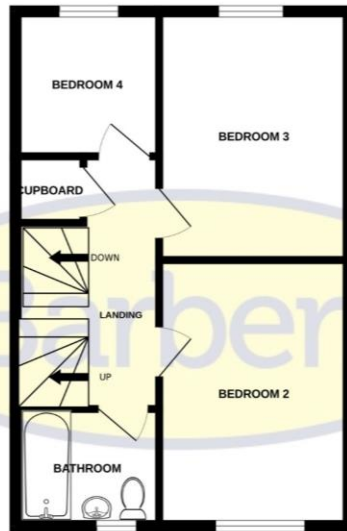
AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

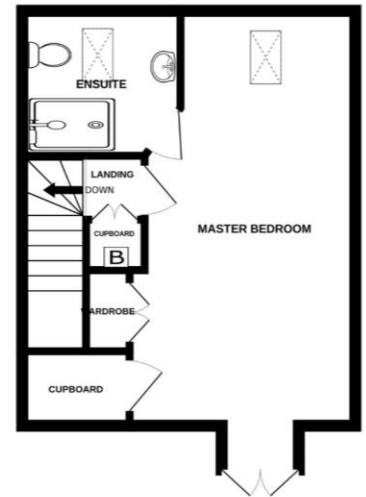
GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 sq.m.) approx.
Made with Metropix ©2025



All measurements quoted are approximate:

LIVING ROOM 16' 2" x 11' 7" max (9'9" min) (4.93m x 3.53m)

KITCHEN/DINER 13' 10" (16'3" into bay) x 9' 3" (4.22m x 2.82m)

CLOAKROOM/WC 5' 9" x 3' 1" (1.75m x 0.94m)

BEDROOM TWO 13' 0" x 9' 4" (3.96m x 2.84m)

BEDROOM THREE 12' 7" x 9' 3" (3.84m x 2.82m)

BEDROOM FOUR 7' 0" x 6' 7" (2.13m x 2.01m)

FAMILY BATHROOM 6' 6" x 5' 8" (1.98m x 1.73m)

MASTER BEDROOM 20' 3" (23'7" into bay) with sloped ceilings x 9' 7" ave (10'5" max; 7'5" min at either end of room)

EN-SUITE 7' 9" x 7' 2" with sloped ceilings (2.36m x 2.18m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

A copy of the full EPC is available upon request

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.