



Helping *you* move



15 Hafren Road, Little Dawley

Situated in a popular residential location, this Semi-Detached House provides three Bedrooms and off road parking with garage. Conveniently located for a range of local shops and neighbourhood amenities.

Offers in excess of
£200,000

15 Hafren Road, Little Dawley, Telford, TF4 3HJ

Overview

- Semi Detached House
- Three Bedrooms
- Hall, Lounge, Dining Room
- Kitchen
- Bathroom
- Landscaped Gardens
- Driveway, Garage
- Gas Central Heating
- EPC C
- Council Tax B



Location

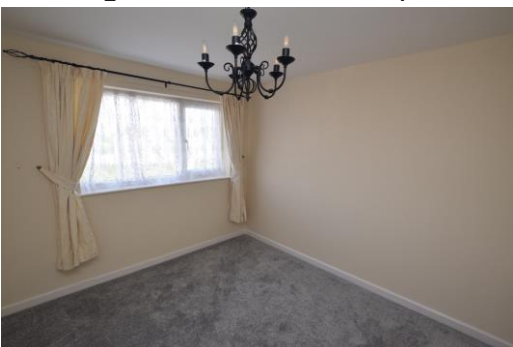
Situated in the established residential locality of Little Dawley being served by a range of local shops, while further amenities are available in the District Centre of Dawley along with a range of education facilities including the Telford Langley School. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre

Brief Description

This well-presented three-bedroom semi-detached home is offered with no upward chain, and is considered ideal for first time buyers. Inside, the entrance hallway leads to a spacious lounge featuring a bow window and a charming log burner set into a feature fireplace. The separate dining room overlooks the rear garden. The kitchen is fitted with a range of wall and base units, along with a built-in oven, electric hob, and concealed extractor fan. There's also a walk-in storage cupboard and direct access to the attached garage.



Upstairs, you'll find two generous double bedrooms and a third single bedroom, all served by a bathroom with a white three-piece suite and a separate shower cubicle. The property benefits from double glazing and gas central heating throughout. Outside, there is a large driveway to the front, providing off street parking for several vehicles, leading to the attached garage. To the rear is a beautifully landscaped garden designed for both relaxation and entertaining. It features a raised decking area—perfect for outdoor dining—a well-kept lawn, and a slate border with a water feature. There's also a further gravelled section, adding texture and versatility.



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.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B

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 Telford Town Centre take the Hollinswood Interchange turning right onto the Queensway in the direction of Ironbridge. Continue along the Queensway to the Castlefields Roundabout, take the fourth exit into Castlefields Way and continue along taking the fourth turn left into Southall which continues into Holly Road. Take the second left into South View followed by the immediate left into Hafren Road

METHOD OF SALE

For Sale by Private Treaty.

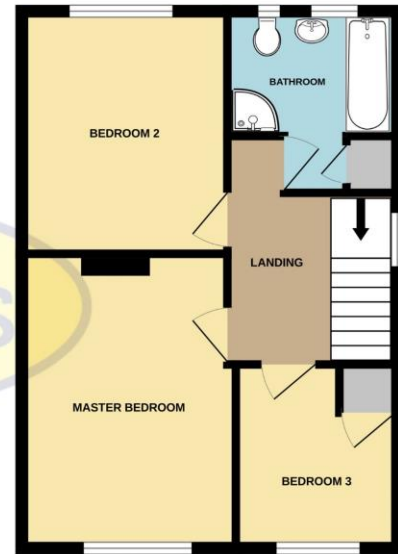
WE 38766 010925

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
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 sq.m.) approx.
Made with Metropix ©2025

All measurements quoted are approximate:

LOUNGE

11' 1" x 13' 6" (3.38m x 4.11m)

DINING ROOM

11' 0" x 11' 5" (3.35m x 3.48m)

KITCHEN

11' 6" x 5' 10" (3.51m x 1.78m) max.

BEDROOM ONE

12' 1" x 9' 2" (3.68m x 2.79m)

BEDROOM TWO

11' 2" x 9' 2" (3.4m x 2.79m)

BEDROOM THREE

8' 6" x 8' 0" (2.59m x 2.44m) max

BATHROOM

8' 8" x 8' 0" (2.64m x 2.44m) max.

GARAGE

15' 10" x 10' 10" (4.83m x 3.3m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.