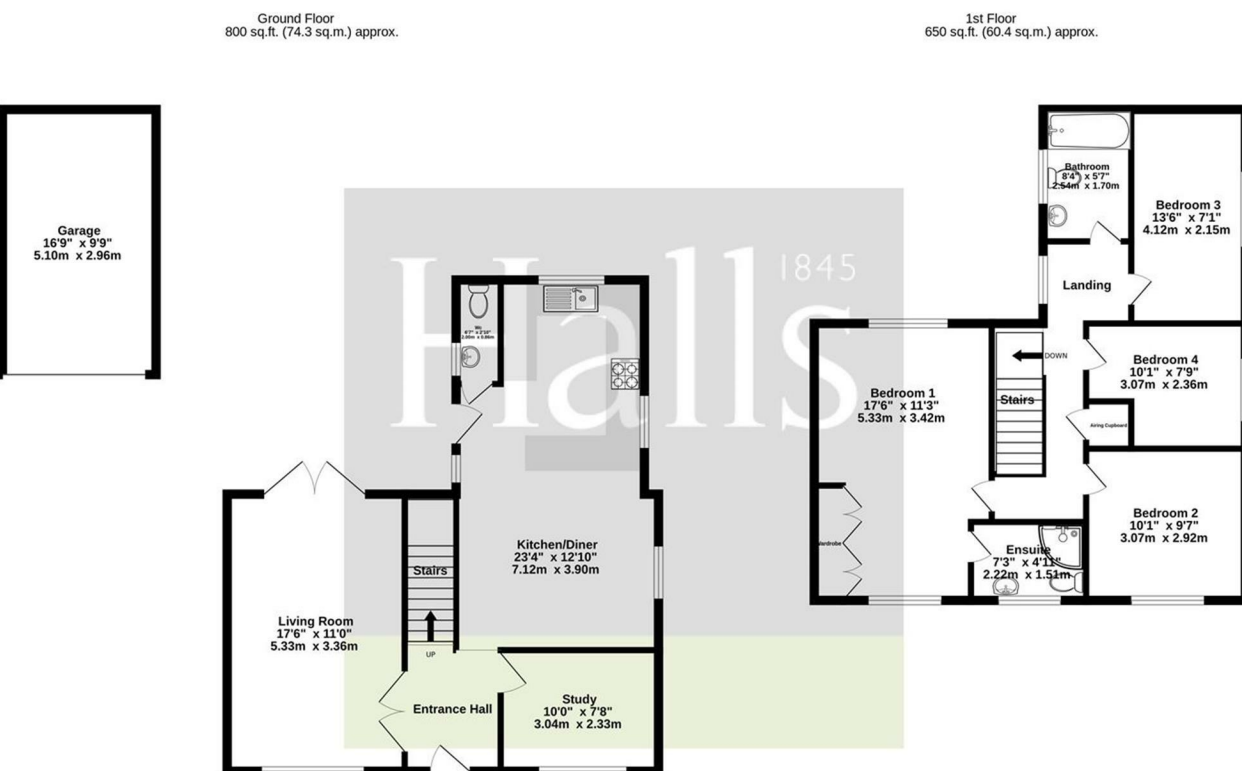


FOR SALE

31 Yewtree Moor, Lawley Village, Telford, TF4 2FG



TOTAL FLOOR AREA: 1450 sq.ft. (134.7 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

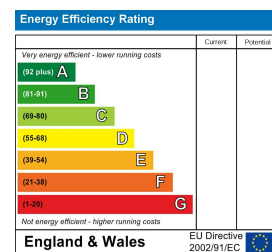
Offers in the region of £360,000

31 Yewtree Moor, Lawley Village, Telford, TF4 2FG

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

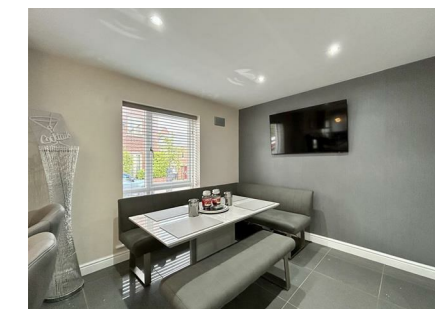
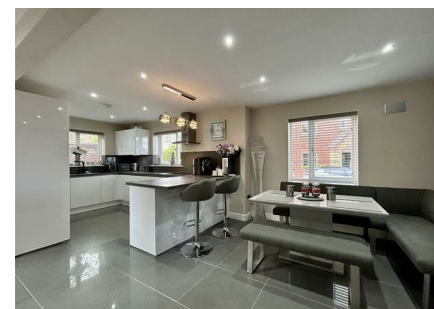


A well-presented family home located in the popular Lawley Village development, offering spacious and versatile accommodation throughout. Featuring an open-plan kitchen/diner, two reception rooms, en-suite main bedroom, garage, driveway parking and a low-maintenance walled garden, this property is ideally suited to modern family living and is conveniently positioned for local amenities, schools and transport links.



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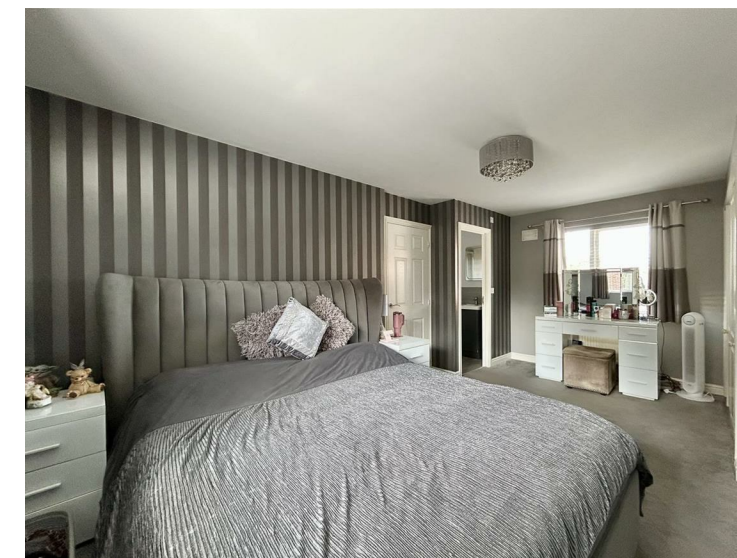
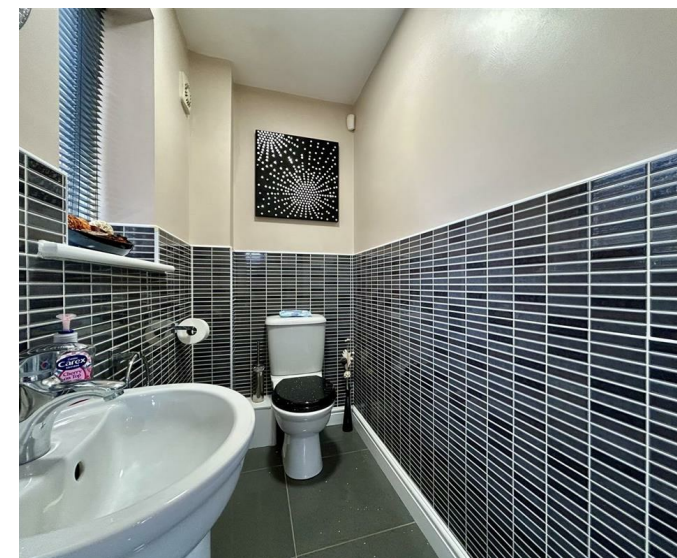
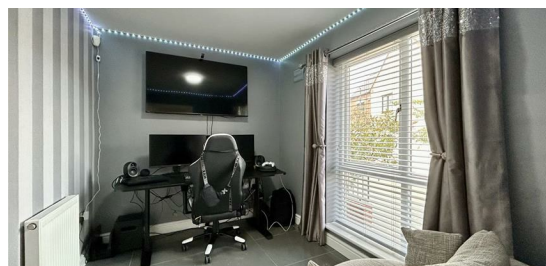
Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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2 Reception
Room/s

4 Bedroom/s

2 Bath/Shower
Room/s

- En-Suite to Main Bedroom
- Landscaped Rear Gardens
- Ground Floor W.C.
- Two Reception Rooms
- Open-Plan Kitchen/Diner
- Garage and Parking

DESCRIPTION

This well-presented family home offers spacious and versatile accommodation throughout, perfectly suited to modern living. At the heart of the property is a stylish open-plan kitchen/diner, providing an excellent space for everyday family life and entertaining guests alike.

The home benefits from two reception rooms, offering flexibility for a separate lounge, family room, home office, or playroom. A convenient ground floor W.C. adds to the practicality of the layout, while ample storage options can be found throughout the property.

Upstairs, the impressive main bedroom enjoys the luxury of its own en-suite shower room, complemented by a well-appointed family bathroom serving the remaining bedrooms.

Externally, the low-maintenance walled garden provides a private outdoor retreat, ideal for relaxing or entertaining with minimal upkeep. Further benefits include a garage and off-road parking.

Combining space, comfort and practicality, this is an ideal family home in a highly desirable setting.

LOCATION

Lawley Village is a popular residential development situated on the western edge of Telford, approximately two miles from the town centre, which offers an extensive range of shopping, leisure and recreational facilities. Within the development itself, residents benefit from a variety of everyday amenities, including a supermarket, local shops, a doctor's surgery and two primary schools.

The renowned UNESCO World Heritage Site of Ironbridge is located just over four miles to the south, offering a wealth of history, independent shops, cafés and riverside walks. The area also enjoys easy access to Horsehay Golf Course and a range of nearby countryside and leisure opportunities, making it an excellent location for families and professionals alike.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE

FIRST FLOOR

KITCHEN/DINER

LOUNGE

W.C.

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

EXTERNAL

GARAGE

GARDEN

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: E

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.