



**Rees Way, Lawley, Telford**  
**Shared ownership £169,000**



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Leasehold | EPC rating: C

- **\*\*\*SHARED OWNERSHIP\*\*\***
- Highly Sought After Area
- Separate Utility/Laundry Room

- **\*\*\*IDEAL FOR FIRST TIME BUYERS\*\*\***
- Spacious Kitchen/Diner

**BELVOIR!**

Property is personal

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## Description

Discover the allure of Rees Way, Lawley Village, with the exclusive chance to acquire a 65% share of this well maintained and generously proportioned three-bedroom, three-storey terraced residence. Step into an inviting entrance hall leading to the separate lounge with a front-facing view, complemented by access to the spacious kitchen-diner with door opening out onto the enclosed rear garden, there is also a separate utility room, storage cupboard, and a convenient guest WC.

Ascend to the first floor to encounter the primary bedroom, and a good sized third bedroom along with a well-appointed family bathroom. The journey concludes on the top floor, unveiling a second double bedroom with dual aspect velux windows. Outside, a private rear garden awaits perfect for enjoying and entertaining along with access to the allocated parking which adds practicality to this charming property

Shared Ownership - Leasehold - EPC Rating C - Council Tax Band B

## Floorplan



**BELVOIR!**

Property is personal

Approximate total area

1009.58 ft<sup>2</sup>  
93.79 m<sup>2</sup>

Reduced headroom

72.64 ft<sup>2</sup>  
6.75 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Rooms

### Hallway

1.29m x 1.37m (4'2" x 4'6")

### Living Room

3.81m x 3.82m (12'6" x 12'6")

### Kitchen Diner

3.31m x 4.18m (10'11" x 13'8")

### WC

1.43m x 1.77m (4'8" x 5'10")

### Walk Through to WC

0.99m x 1.41m (3'2" x 4'7")

### Utility Room

0.00m x 0.00m (0'0" x 0'0")

### Landing

2.00m x 5.18m (6'7" x 17'0")

### Bathroom

1.96m x 2.72m (6'5" x 8'11")

### Bedroom One

3.71m x 4.87m (12'2" x 16'0")

### Bedroom Two

2.83m x 4.88m (9'4" x 16'0")

### Bedroom Three

2.71m x 3.12m (8'11" x 10'2")

# Photographs



