



Lawley Village

1 Long Row Drive,
Telford, TF4 2SF

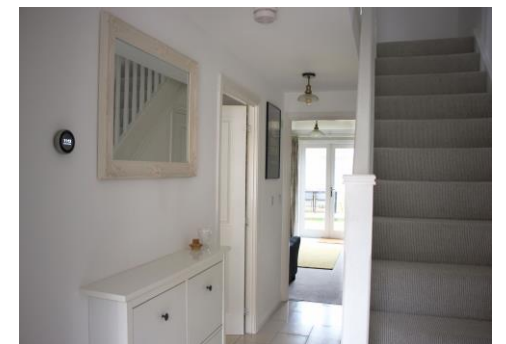
ANDREW COLE
ESTATES

Lawley Village, £249,950

1 Long Row Drive,
Telford, TF4 2SF

An immaculately presented modern three bedroom, three storey, semi-detached house situated in the select and highly desirable Lawley Village area. The property is situated in a prime location on the Lawley Farm side of Lawley with views of the lovely Georgian farmhouse from the rear. Lawley is nestled between Telford town centre and Wellington and having easy access to M54 J6, but far enough away as not to be heard. There is easy and convenient access to shopping facilities, local amenities and railway station.

This delightful fine home is approached via a block paved roadway with two steps leading up to the welcoming front door and having double glazed sash windows to the front elevation, in keeping with the area and a nod to the Georgian style this developments projects, giving you the luxury of a modern build interior and utilities with the look and character of a Georgian house. The property has a welcoming and spacious entrance hall





with cream procelain tiling to floor, continuing through to the kitchen and convenient stylish cloaks/wc. There is a fully fitted kitchen with an attractive range of wall and base units, integrated gas hob and electric oven, part tiling to walls with metro tiling, and dining area. Lovely spacious lounge to the rear with French doors opening onto paved pathway and garden with additional side paved area with access to rear of garage, drive and side gate.

First floor landing with two bedrooms and family bathroom off and stairs leading to the second floor which has a generous sized master bedroom having two Keylite roof windows, storage space and built in wardrobe area leading to the superb, large fully fitted en suite.

Outside, the south facing rear garden offers a lawned area with borders, shed/bin store and a further traditional block paved patio at the head of the garden for those lovely relaxing summer nights. The property has a garage to the side with electric roller door and space for two cars. There are also additional visitor spaces.

Good Energy Performance Certificate rating, being economical to run with double glazing, central heating and full fibre broadband.

Early viewing is recommended in order to appreciate this fine home and to avoid disappointment.

EPC: TBC

Council Tax is Band C with Telford and Wrekin Council

GROUND FLOOR

SPACIOUS ENTRANCE HALL

LOUNGE (REAR)

DINING KITCHEN

CLOAKROOM

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 2 (REAR)

BEDROOM NO. 3 (FRONT)

HOUSE BATHROOM

SECOND FLOOR

SECOND FLOOR LANDING

MASTER BEDROOM (REAR)

With access to storage area leading to:

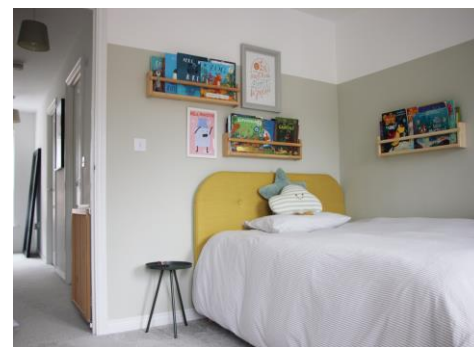
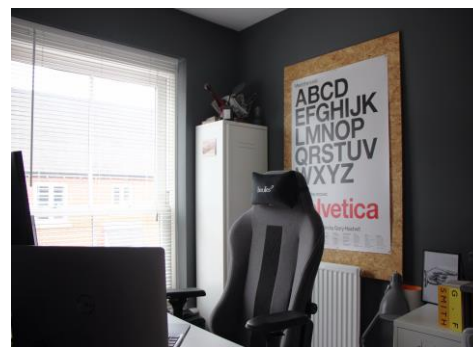
MASTER BEDROOM EN SUITE

REAR GARDEN

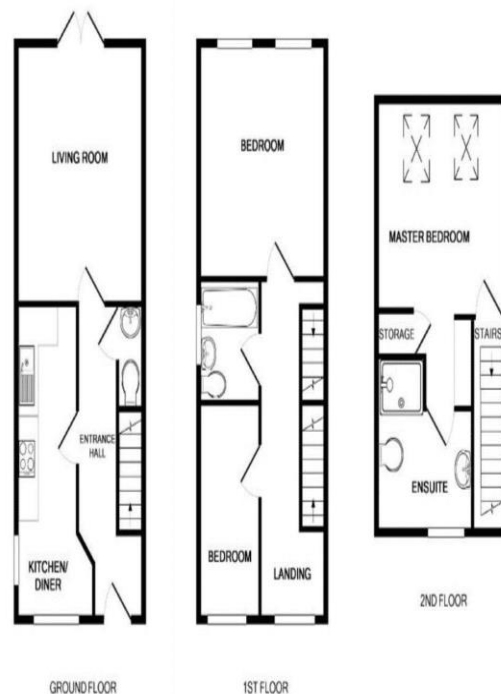
With shed/bin store

GARAGE

With access to rear garden







THINKING OF SELLING?

Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

OPENING HOURS

Monday: Friday: 09:00 - 17:30
Saturday: 09:00 - 13:00

SERVICES

We are advised that mains electricity, water, gas and drainage are available.

TENURE

We are advised that the property is Freehold.

VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

MEETING THE REQUIREMENTS

IMPORTANT INFORMATION – THE PROPERTY

MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

PLANNING PERMISSIONS / BUILDING

REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.



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