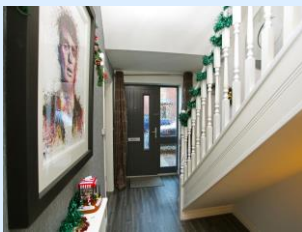


# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

63 St. Johns Walk, Lawley Village, Telford, Shropshire, TF4 2FT



Offers in the  
Region Of  
£370,000

Favourably Spacious Five Bedroom Detached Property including three en-suite rooms, garden bar room, garage, driveway and enclosed garden

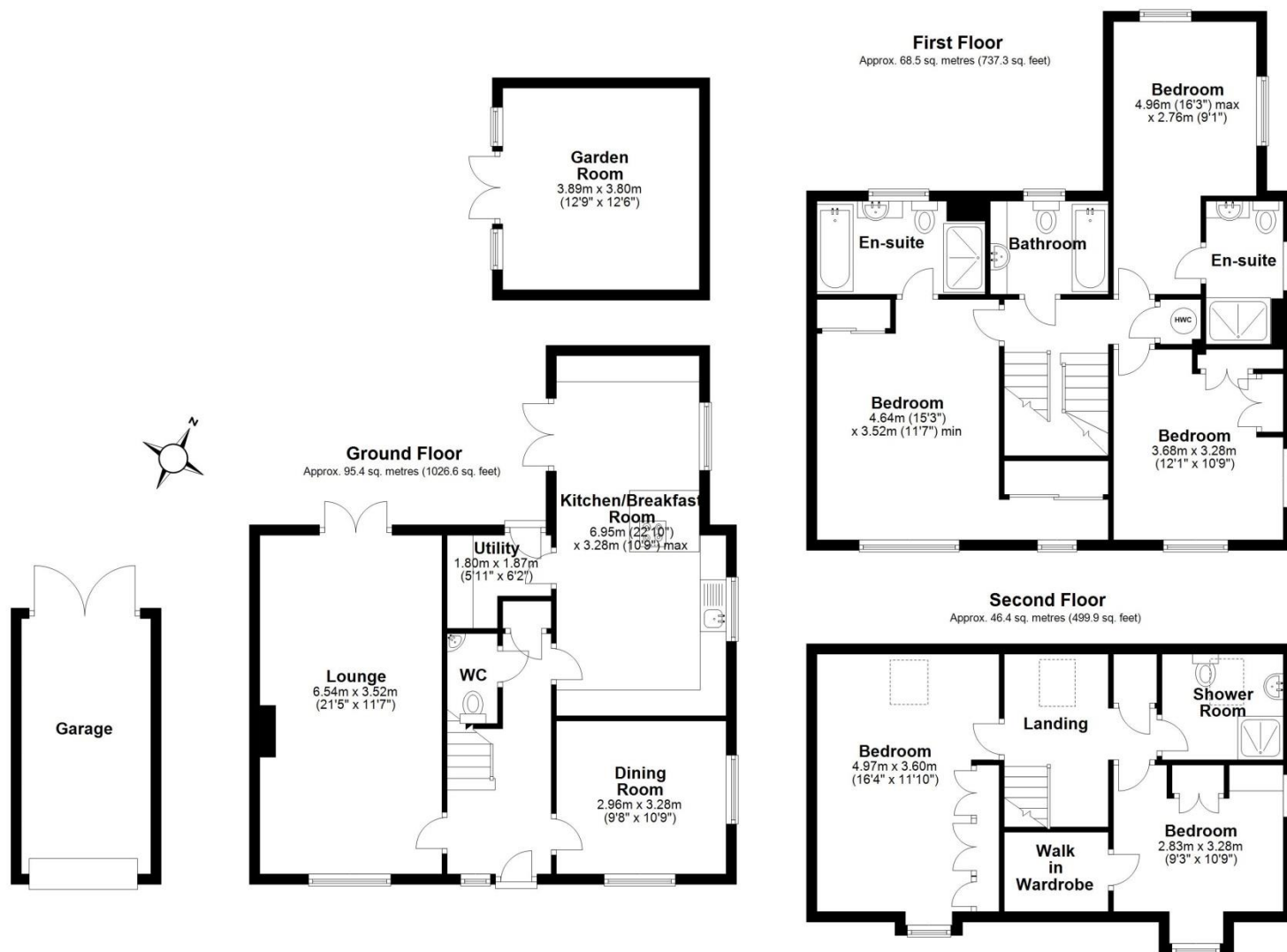
Providing approximately 210.3 sq metres ( 2263.8 sq feet ) of living space Located within a highly sought after modern residential area, a short distance to the local Lawley centre shops, leisure facilities, golf course and amenities. Within a short drive is also the Telford Train Station and the Telford Town Centre. Excellent access to the M54 J6 link Ground floor: Hallway, spacious lounge with French doors, separate dining room, modern kitchen/breakfast room with integrated appliances and French doors opening on to the rear patio area. Utility and ground floor wc. First floor: Primary bedroom with built in wardrobes and en-suite bathroom and separate shower, guest bedroom with en-suite shower room, and bedroom three of very good size with built in wardrobes. Family bathroom, gas central heating and double glazing. Second floor: Spacious bedroom with triple wardrobes, landing area, shower room and fifth bedroom with walk in wardrobe. Outside: Driveway, garage, side gated entrance leading to the rear enclosed garden with excellent garden bar room, also ideal as a work room or gym, patio area and artificial lawn. No Upward Chain.

**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)

[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)

**Lettings**  
**01952 505505**



Total area: approx. 210.3 sq. metres (2263.8 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band F</b>
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<b>Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.</b>
<b>Viewing Arrangements</b>	<b>by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.</b>

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 05 December 2023

