

HARWOOD

THE ESTATE AGENT

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

5 Bird Way, Lawley, Telford, Shropshire, TF4 2TJ



Offers in
Excess of
£250,000

Excellent presented Three Storey, Spacious Three Bedroom Property with en-suite shower room, garage, parking and enclosed garden

Providing approximately 125.9 sq metres (1355.6 sq feet) of versatile living space Located within a highly sought after residential area, just off Lawley drive, perfectly positioned for the M54 J6 link. Also nearby is the local Lawley centre shops, schools, leisure facilities, golf course and gym. The Telford Train Station and the Telford Town Centre are a short drive away
Ground floor: Hallway, ground floor wc, modern kitchen with integrated appliances, lounge/dining room with French doors opening on to the rear garden area. Gas central heating and double glazing. First floor: Two excellently sized bedrooms and main bathroom. Second floor: Brilliantly spacious primary bedroom with en-suite shower room Outside area: Parking, large garage providing additional parking and storage, electric vehicle charging point, gated access leading to the rear enclosed garden. No Upward Chain

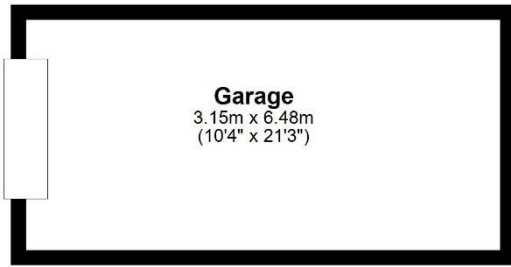
Sales
01952 641111

email: harwood@harwoodestates.com
www.telfordstateagent.co.uk

Lettings
01952 505505

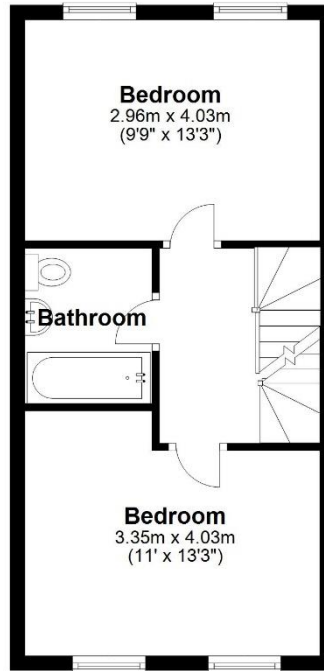
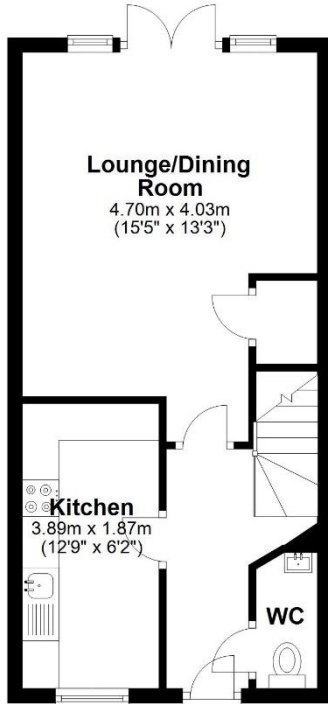
Ground Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



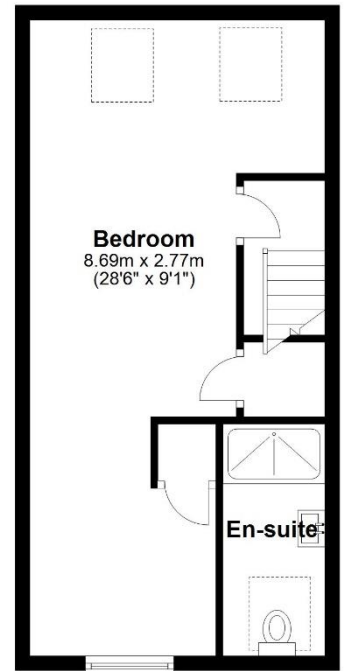
First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Second Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



Total area: approx. 125.9 sq. metres (1355.6 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band C
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.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.
Viewing Arrangements	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.

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

13 May 2024

