



Darrall Road, Lawley Village, TF4 2GF

£270,000

* DETACHED FOUR BEDROOM FAMILY HOME * SEPARATE DINING ROOM * 20' KITCHEN DINING AREA * LOUNGE AREA * CLOAKROOM WC * FOUR BEDROOMS * EN SUITE * GARAGE & PARKING



45 Darrall Road, Lawley Village, TF4 2GF

An immaculate four bedroom detached family home which provides tastefully decorated room throughout and has landscaped rear gardens with a single garage and parking to the rear of the property. The accommodation is conventionally arranged across two floors and is convenient located to provide good access to shops. schools and amenities.

ENTRANCE HALL

Doors to all rooms

CLOAKROOM WC

Low level wc, wash hand basin

DINING ROOM 13'6 x 10'0 (4.11m x 3.05m)

Window to front aspect, lvt flooring

LIVING ROOM 16'7 x 9'5 (5.05m x 2.87m)

Double glazed doors and windows to rear gardens, lvt flooring

KITCHEN DINING ROOM 20'9 x 10'1 (6.32m x 3.07m)

a range of wall mounted and base units, inset ceiling spots, electric oven and hob, space for white goods, window to front and rear aspects and door to rear garden.

FIRST FLOOR LANDING

Loft access, carpeted flooring

BEDROOM ONE 11'1 x 10'4 (3.38m x 3.15m)

Double glazed window, carpeted flooring

EN SUITE

En suite shower enclosure, low level wc, wash hand basin, tiled surrounds

BEDROOM TWO 10'5 x 10'0 (3.18m x 3.05m)

Double glazed window, carpeted flooring

BEDROOM THREE 12'5 x 7'5 (3.78m x 2.26m)

Double glazed window, carpeted flooring

BEDROOM FOUR 8'11 x 6'8 (2.72m x 2.03m)

Double glazed window, carpeted flooring

MAIN BATHROOM

With bath and over head shower, W.C and handwash basin

REAR GARDENS

Landscaped rear gardens

GARAGE WITH DRIVEWAY

Single garage with parking to the rear of the property





