

# HARWOOD

THE ESTATE AGENT

01952 881010

## 2 Stoney Fold, Lawley TF3 5GQ



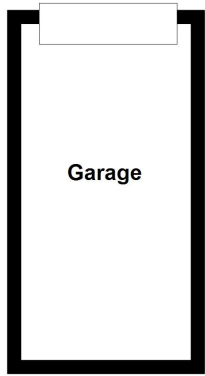
# £ 2 7 9, 9 9 5 region

This three bedroom detached family home is located in Lawley and benefits from easy access to the many local amenities on offer in the area. The modern accommodation includes a generous entrance hallway with W.C., spacious 22ft lounge, and a large kitchen/diner. The first floor features three bedrooms, with the principle bedroom benefiting from its own ensuite shower room, plus a family bathroom. The south facing rear garden is well maintained, there is a single garage and parking to the rear. The area offers excellent links to the national road network and Telford Town Centre is just a five minute drive away.

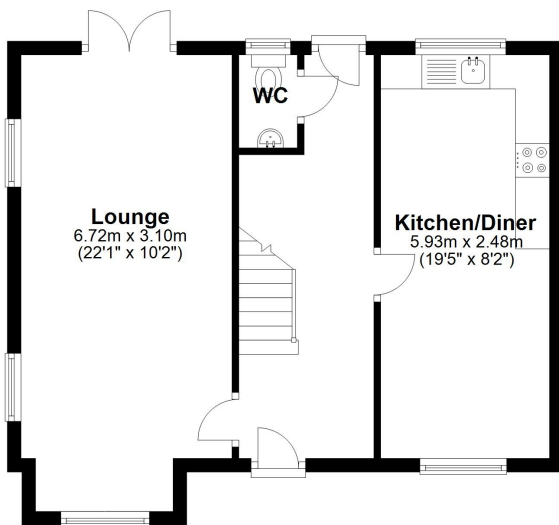
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



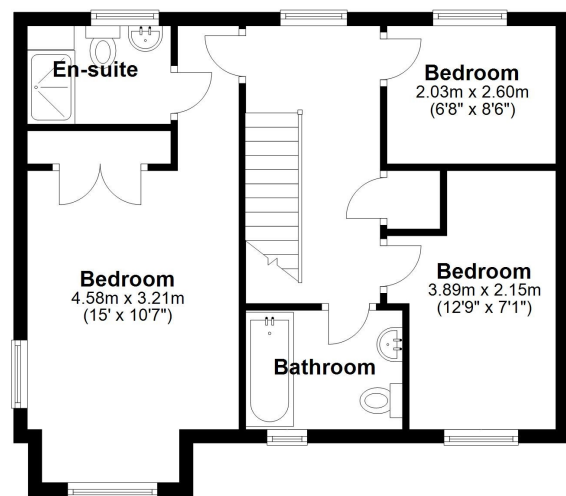




**Ground Floor**  
Approx. 66.0 sq. metres (710.0 sq. feet)



**First Floor**  
Approx. 47.9 sq. metres (515.2 sq. feet)



Total area: approx. 113.8 sq. metres (1225.2 sq. feet)

**Tenure** Freehold      **Council tax** D

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. 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 : 18th July 2024