

# HARWOOD

## THE ESTATE AGENT

01952 881010

### 58 Booth Crescent, Lawley TF3 5HX



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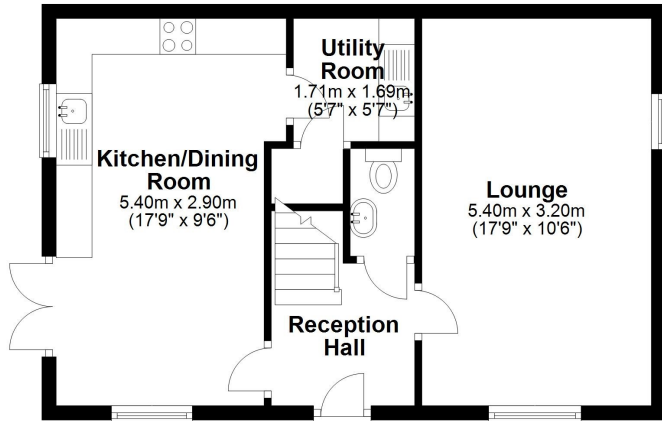
This beautifully presented three bedroom home has an attractive frontage and plenty of kerb appeal, well worth a view!  
The smart accommodation includes reception hallway with W.C., spacious lounge, attractive kitchen/diner with double doors out to the rear garden and adjacent utility room. The first floor features three bedrooms (the principle bedroom benefits from its own ensuite shower room) plus a family bathroom. Externally there is a delightful garden to the rear with patio area for outside dining/relaxation and a well maintained lawn plus parking and garage. Lawley's many amenities are within easy reach, as is the Telford Town Centre, Wrekin Retail Park and national motorway network.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

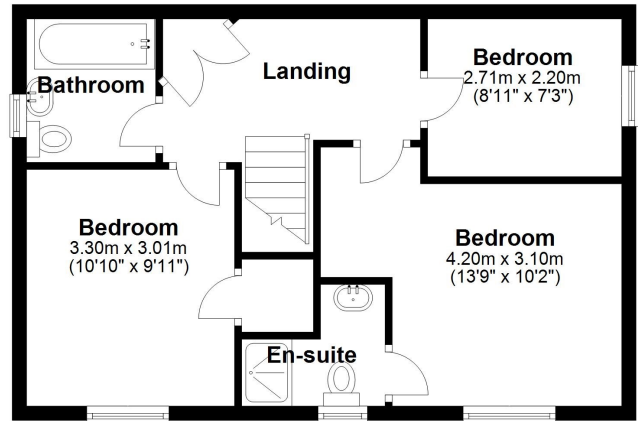




**Ground Floor**  
Approx. 43.2 sq. metres (464.5 sq. feet)



**First Floor**  
Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 88.0 sq. metres (947.0 sq. feet)  
**58 Booth Crescent**

**Tenure** 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 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 : 26th September 2024