

HARWOOD

THE ESTATE AGENT

01952 881010

20 Sandhole Crescent, Lawley TF3 5JD



£ 3 1 5, 0 0 0 region

This beautifully presented three bedroom family home is superbly located for access to local schooling, Lawley's many amenities and the national road network. The accommodation includes reception hall with guest cloaks, well proportioned lounge and a generous kitchen/diner with adjacent conservatory and a utility room. The first floor offers three bedrooms (the main bedroom benefits from an ensuite shower room), plus family bathroom. Externally there is driveway parking and a single garage to the front, with a good sized garden to the rear with lawn area, pergola for relaxing/outside dining, greenhouse and useful garden shed. All in all, a very smart and practical property in a convenient location.

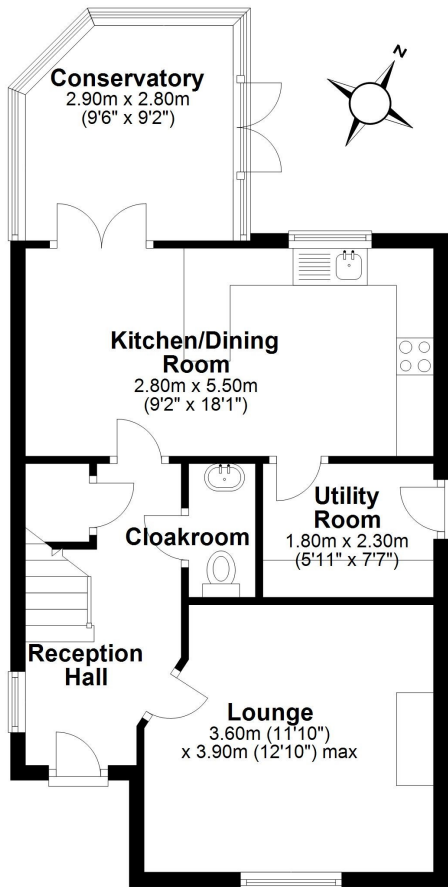
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





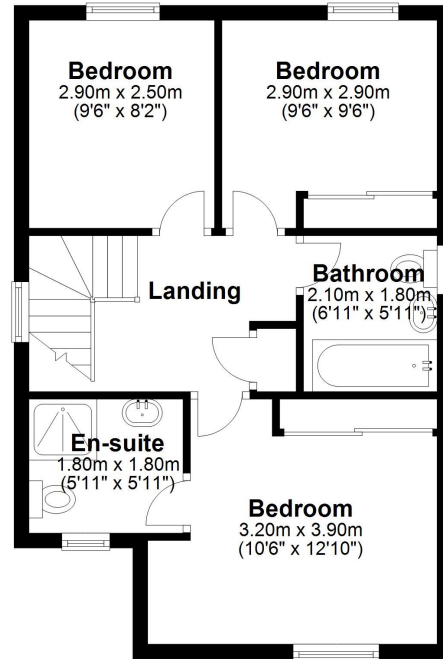
Ground Floor

Approx. 51.9 sq. metres (558.3 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



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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 : 18th October 2024