

HARWOOD

THE ESTATE AGENT

01952 881010

Bramble Cottage, Station Rd, Lawley Bank TF4 2LP



£ 4 7 9, 9 5 0 region

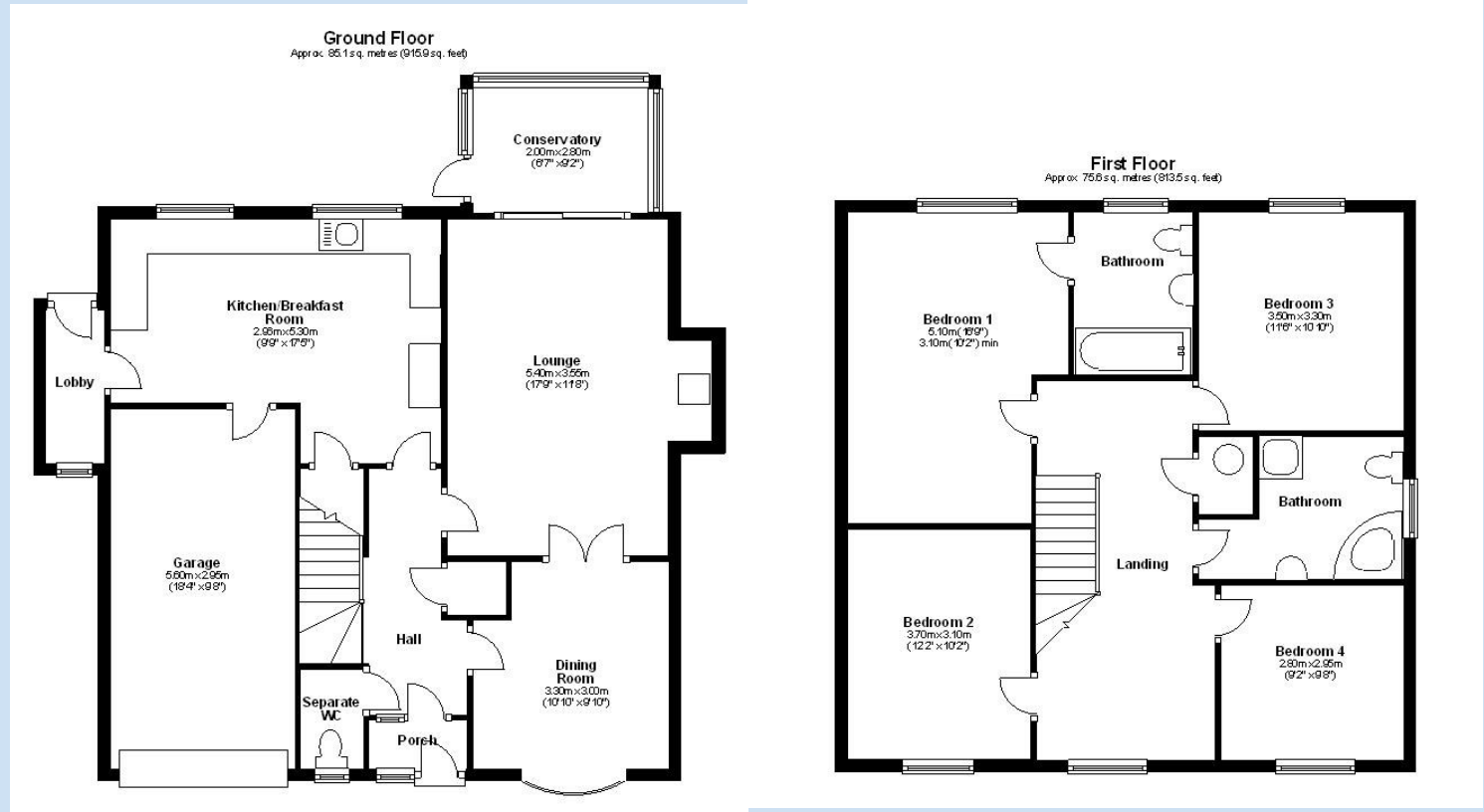
Bramble Cottage is a delightful four-bedroom home that blends comfortable family living with the charm of its original features. Set on a very generous gated plot and surrounded by woodland, the property offers a peaceful setting with plenty of space both inside and out. Character details such as an inglenook-style fireplace with a log burner and exposed beams are complemented by modern additions, including newly installed solar panels (2025, no lease) and a new heating system. The accommodation comprises entrance hallway with W.C. generous lounge with log burner, separate dining room with adjacent conservatory and a spacious breakfast kitchen. The first floor offers four double bedrooms, an ensuite bathroom and family bathroom. The cottage also benefits from a number of outbuildings, offering excellent potential for a variety of uses such as an annex, stables, workshop, or even a home-based business. Externally, there is an integral garage and parking for several vehicles to the front and the rear where there is a further covered parking area. The rear garden is expansive and offers plenty of scope for a variety of uses. Conveniently located close to schools, shops, doctors, and other local amenities, Bramble Cottage offers a wonderful balance of character, practicality, and lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	34 F	
1-20	G		









Tenure Freehold **Council tax** Band E

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 : 28th April 2025