

# HARWOOD

## THE ESTATE AGENT

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### 68 Lawley Gate, Lawley TF4 2NZ



## £465,000 region

Nicely presented both inside and out, this fabulous four-bedroom home is situated in the ever-popular area of Lawley, offering excellent local amenities just a short distance away. At the heart of the home is a stunning open-plan kitchen and dining area—an impressive space perfect for modern family living and entertaining. Featuring bi-fold doors that open out onto the rear garden, a stylish corner log burner, and an abundance of natural light, this space truly stands out. Adjacent to the kitchen is a practical utility room, while the spacious 16ft lounge boasts a bay window and an elegant inset media wall, providing a perfect space to unwind. A separate study offers versatility, ideal for home working or as a playroom. The welcoming entrance hallway also benefits from a convenient ground floor W.C. Upstairs, there are four well-proportioned bedrooms. The main bedroom includes built-in wardrobes and its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The sunny rear garden provides a private, low-maintenance space—ideal for outdoor dining, entertaining, or simply relaxing. Positioned just minutes from the national road network, this property is perfectly placed for commuters while offering all the benefits of a thriving community.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

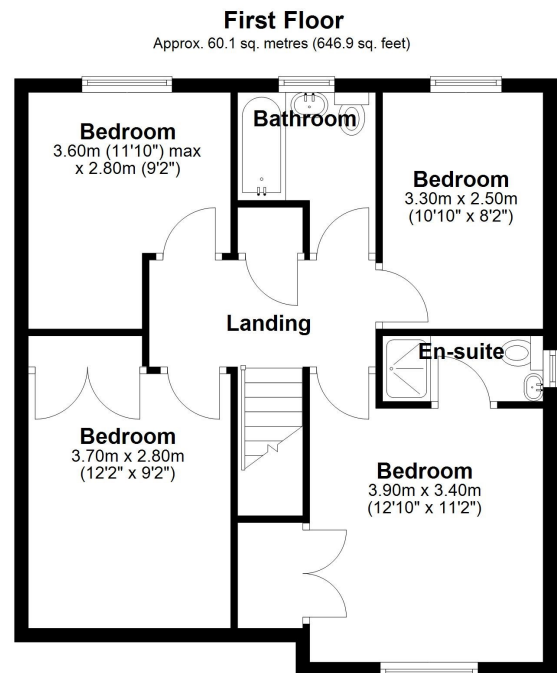
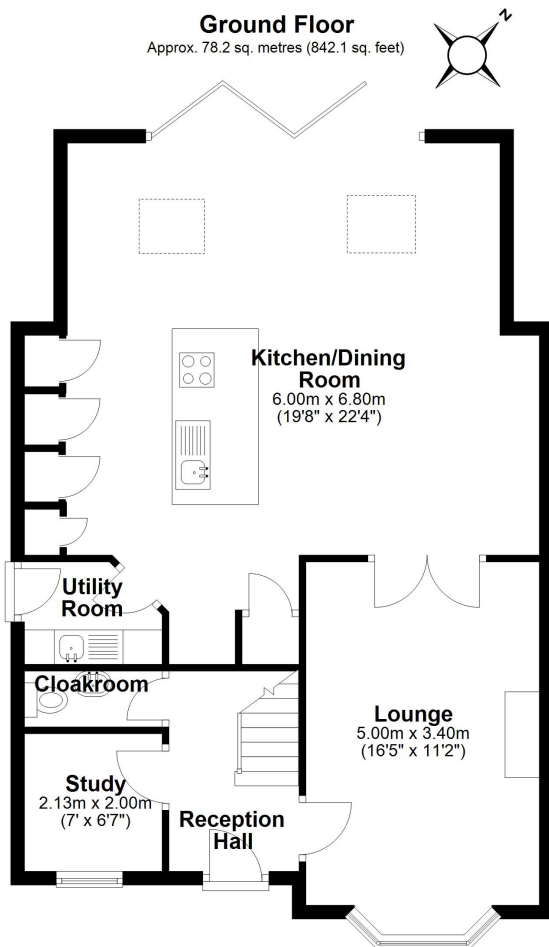












Total area: approx. 138.3 sq. metres (1489.1 sq. feet)

**68 Lawley Gate**

**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 : 22nd May 2025