

HARWOOD

THE ESTATE AGENT

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24 Linnel Grove, Lawley TF3 5HZ



£ 3 6 5, 0 0 0 region

This immaculately presented, detached four-bedroom home offers spacious and versatile accommodation, perfectly suited to modern family living. Thoughtfully designed and finished to a high standard throughout, the property combines comfort with practicality in a sought-after residential location.

The ground floor welcomes you with a bright and airy entrance hall, complete with a guest W.C. The generous lounge features a stylish fireplace, providing a warm and inviting space to relax. To the rear, a stunning open-plan kitchen and dining area forms the heart of the home, with high-quality fittings and bi-fold doors that open seamlessly to the rear garden—ideal for entertaining or family gatherings. A separate utility room adds everyday convenience, while a dedicated study provides the perfect space for remote working or quiet reading.

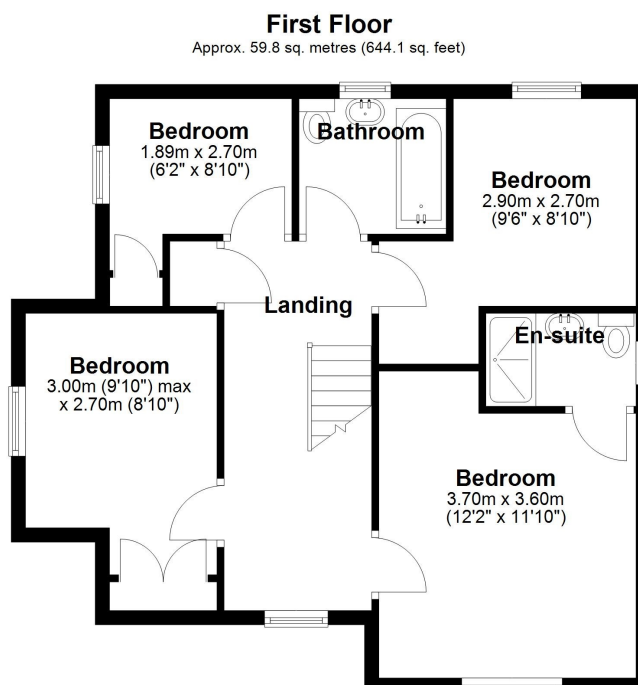
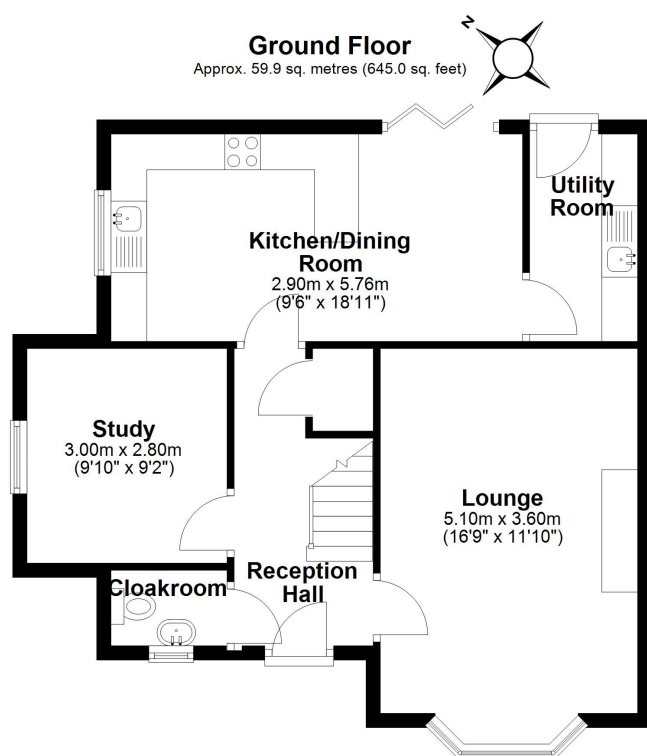
Upstairs, you'll find four well-proportioned bedrooms, including a spacious master bedroom with a sleek en-suite shower room. The additional bedrooms are served by a contemporary family bathroom, finished with modern fixtures and fittings. Externally, the property boasts driveway parking, a single garage, and a sunny, low-maintenance rear garden—perfect for outdoor dining or children's play. Located close to a range of local amenities, the home is just a

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









Total area: approx. 119.8 sq. metres (1289.1 sq. feet)
24 Linnel Grove

Tenure Freehold Council tax Band 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 : 22nd May 2025