

31 Darrall Rd, Lawley Village TF4 2GF



£ 1 9 9, 9 9 5 r e g i o n

Super three story family home in a popular location with good access to local schooling and plenty of amenities. The property is situated with less than a five minute drive to the M54 motorway, the Telford Town Centre and railway station. The accommodation includes entrance hallway, kitchen/dining room, ground floor W.C. and lounge with double doors out to the rear. The first floor offers two bedrooms and family bathroom with a further master bedroom situated on the second floor with its own en-suite shower room, walk-in wardrobe and useful eves storage. Driveway parking for three vehicles, garden to the rear with patio, elevated decking area and lawn with raised borders. A lovely family home.

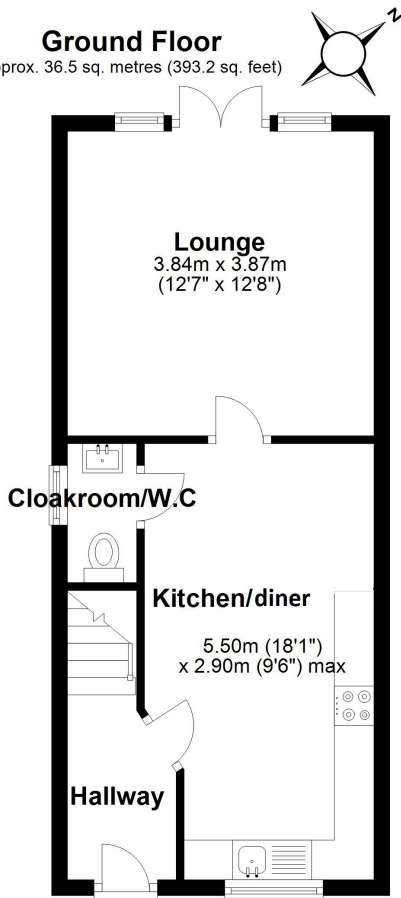
Energy Efficiency Rating		Current	Potenti
<i>Very energy efficient - lower running costs</i>			
(92-100) A			90
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



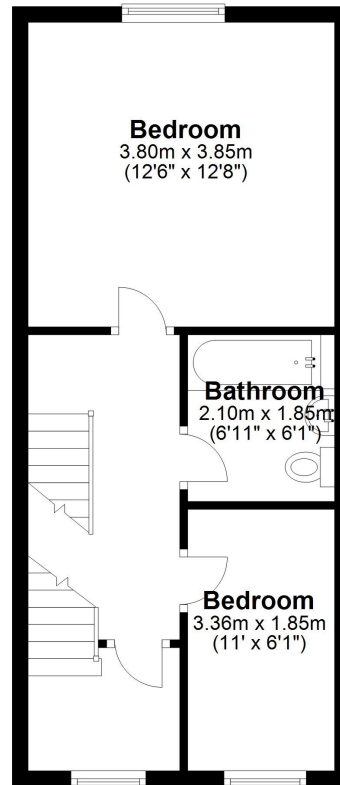




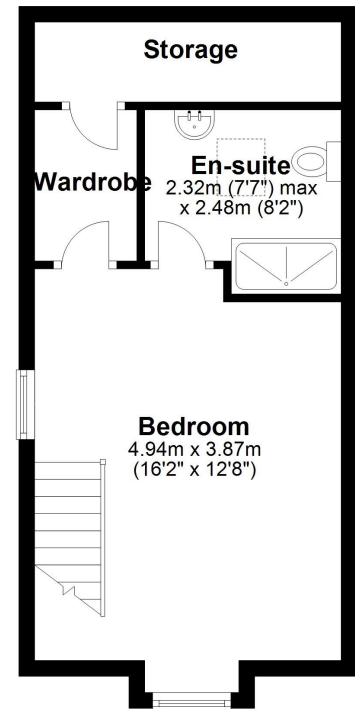
Ground Floor
Approx. 36.5 sq. metres (393.2 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.1 sq. feet)



Second Floor
Approx. 31.1 sq. metres (334.5 sq. feet)



Total area: approx. 103.7 sq. metres (1115.9 sq. feet)

Tenure Freehold **Council tax** Band C

Annual service charge of £227.50 payable to Bournville Village Trust

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 : 20th January 2021