

Lyndale, Middle Lane, Cold Hatton TF6 6QA



£ 8 9 5, 0 0 0 region

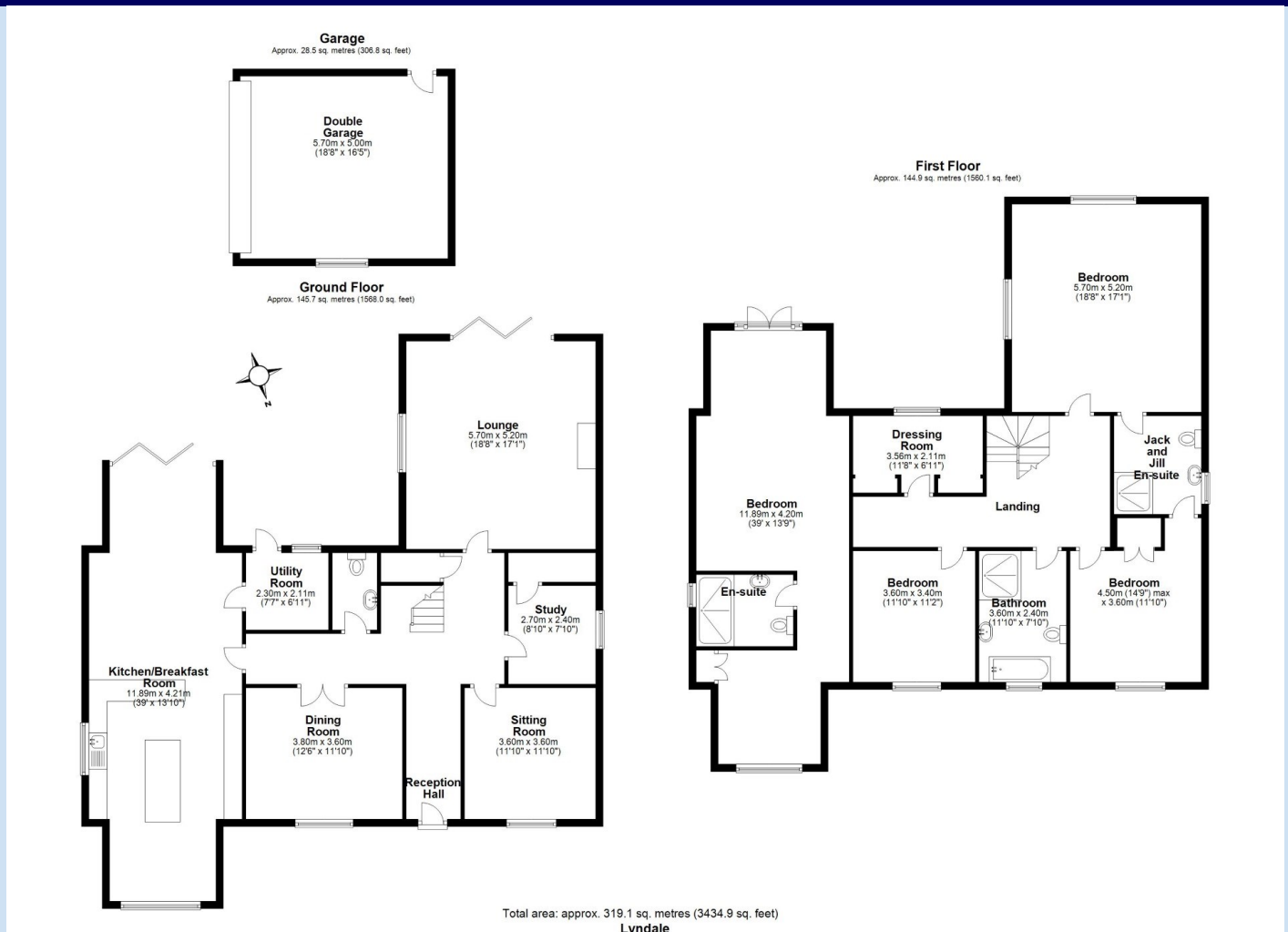
Lyndale is a very impressive individually designed, one off family home built to a high spec and located in a rural setting with far reaching views over the surrounding countryside. The spacious accommodation includes a centrally positioned entrance hallway with guest cloakroom, large living room with bifold doors, generous kitchen/diner (again with bifold doors), utility, dining room, study and sitting room. The first floor features four well proportioned bedrooms with the principle bedroom suite enjoying stunning views and spanning the full depth of the property from front to back. The second and third bedrooms share a jack and jill shower room. Externally there is a large driveway that could accommodate several vehicles and a double garage. Waters Upton Community Store and Post Office is just under a 5 minute drive away and both Telford Town Centre and Shrewsbury can be reached within 25 minutes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Tenure Freehold

Council tax Band G

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 April 2024