



North Moor Grove, Lawley, Telford



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Offers over £310,000



Key Features

- Detached House
- Driveway + Garage
- Lounge
- Kitchen / Diner
- Utility
- Family Bathroom + En-suite
- EPC Rating B
- Freehold PROPERTY





This elegant 4-bedroom detached property is currently listed for sale. The house offers a perfect blend of comfort and style, making it an ideal choice for families. Situated in a tranquil area of Lawley, the property benefits from an open view to the front, providing a peaceful setting with plenty of off road parking and walks on the doorstep.

The property boasts a spacious kitchen/diner, complete with French doors leading out to the generous rear garden, creating a seamless indoor-outdoor living space. The kitchen also includes a separate utility room, offering added convenience for modern family living.

The house features four bedrooms in total. The master bedroom is a double room and comes with its own en-suite, providing a private and luxurious space for the homeowners. The second bedroom is also a double, while the remaining two bedrooms are single rooms, all of which are well-appointed and offer a comfortable living space.

With an EPC rating of 'B', this property is energy efficient, ensuring lower utility bills and a smaller carbon footprint. The property falls within council tax band 'D'.

One of the unique features of this property is its spacious garden, providing ample space for outdoor activities and relaxation. Additionally, the property benefits from having a driveway and a garage, offering off-street parking and additional storage space.

From a location perspective, this property is ideally situated near various educational institutions such

as Thomas Telford School, Newdale Primary, Lawley Primary, and Lawley Village Academy. Furthermore, the house has easy access to all the amenities of Lawley. It is also within close proximity to green spaces, nearby parks, and walking routes, making it an ideal choice for those who enjoy outdoor activities.

In conclusion, this property offers a perfect blend of comfort, convenience, and luxury. With its unique features, ideal location, and spacious living spaces, this house could be the perfect home for your family. Please note the property is still under warranty, providing an added layer of security for potential home buyers.

Dimensions

Lounge:- 4.71m x 3.37m

Kitchen / Diner :- 4.26m x 5.89m

Guest Cloakroom

Utility

Bedroom One :- 3.05m x 3.32m

En-Suite

Bedroom Two:- 3.12m x 3.04m

Bedroom Three :- 2.74m x 2.87m

Bedroom Four:- 2.06m x 2.75m

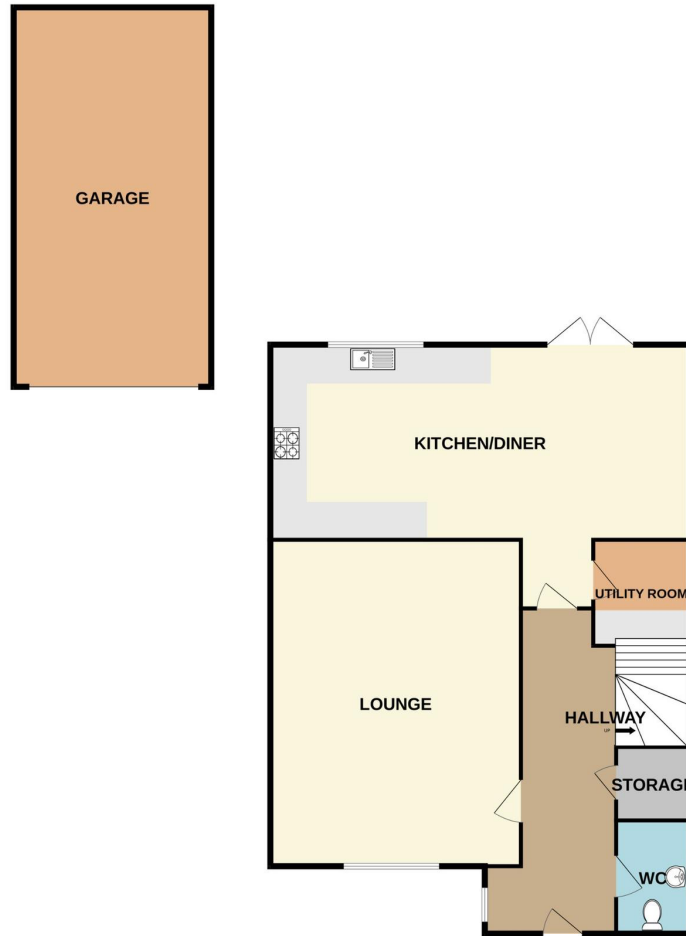
Garage:- 6,45m x 3.16m



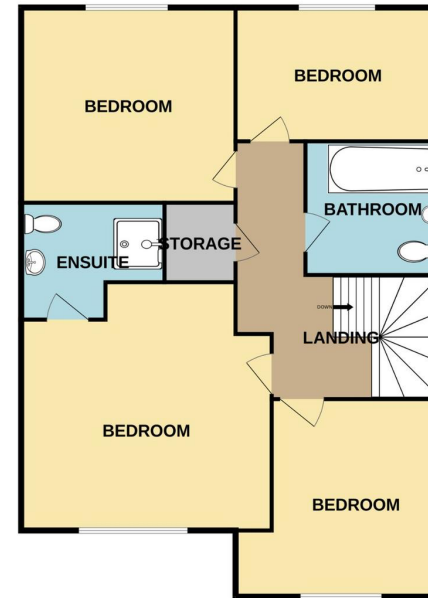




GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

