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**1 Darrall Way, Lawley Village
Telford, Shropshire, TF4 2GF**



Beautifully presented and maintained executive detached family house occupying a prime position on this highly sought after development, gas fired central heating, UPVC double glazing, pleasant outlook to a green area to the front, extensive parking for a large number of vehicles, single garage, lawned gardens

Price Guide: £450,000

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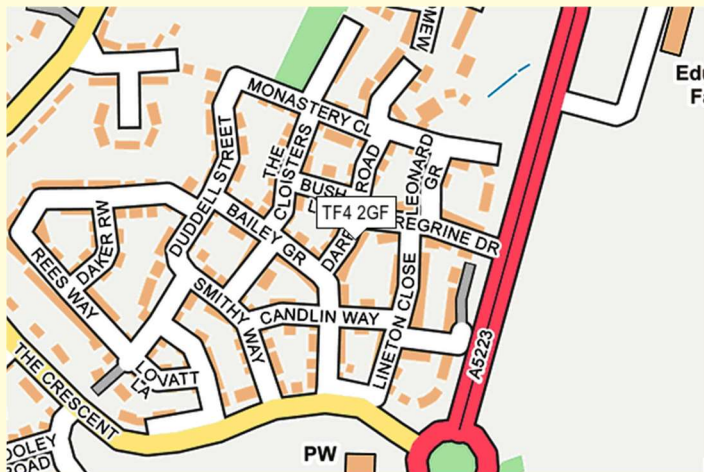
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1 Darrall Road, Lawley Village, Telford, TF4 2GF

Lawley Village is a new development of residential properties and businesses including a Morrisons, coffee shop, bakery, Gym and nursery. The houses and apartments in the area have been built by different developers and provide a pleasant mix of dwellings in different styles. Lawley is sited on the outskirts of Telford which has undergone much improvement in recent years and offers an excellent range of leisure and shopping facilities including Southwater, a development of restaurants, hotels and bars close to the shopping centre. The area is well served by transport links via the M54 motorway and Telford train station with access to Wales, Shrewsbury, Birmingham and beyond.

Location



Local Authority – Telford Council
Council tax band F
All mains services are connected.
Viewings are strictly by appointment via the Agents

Energy performance certificate (EPC)

1 Darrall Road Lawley Village TF4 2GF	Energy rating C	Valid until: 1 March 2034 Certificate number: 0330-2129-0370-2504-6581
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Property type	Detached house
Total floor area	182 square metres

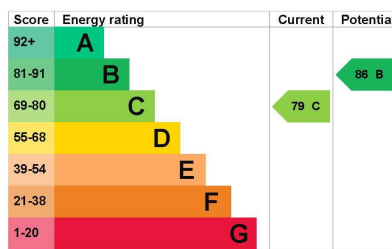
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



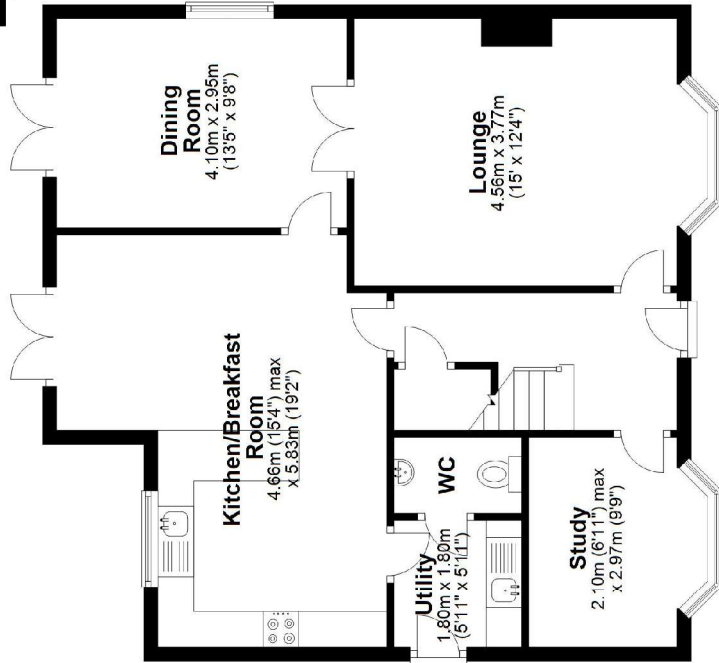




Garage
6.00m x 3.00m
(198" x 9'10")

Ground Floor

Approx. 91.9 sq. metres (989.4 sq. feet)



Dining Room
4.10m x 2.95m
(13'5" x 9'8")

Lounge
4.56m x 3.77m
(15' x 12'4")

Kitchen/Breakfast Room
4.66m (15'4") max
x 3.53m (11'2")

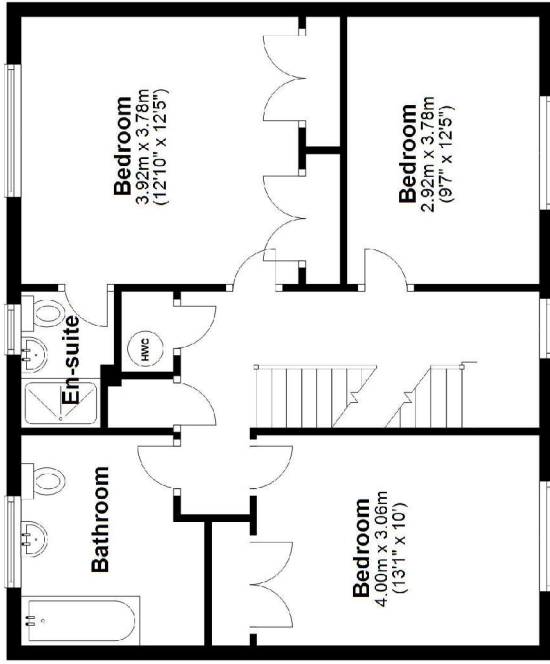
Utility
1.80m x 1.80m
(5'11" x 5'11")

WC

Study
2.10m (6'11") max
x 2.97m (9'9")

First Floor

Approx. 66.2 sq. metres (712.5 sq. feet)



Bathroom

En-suite

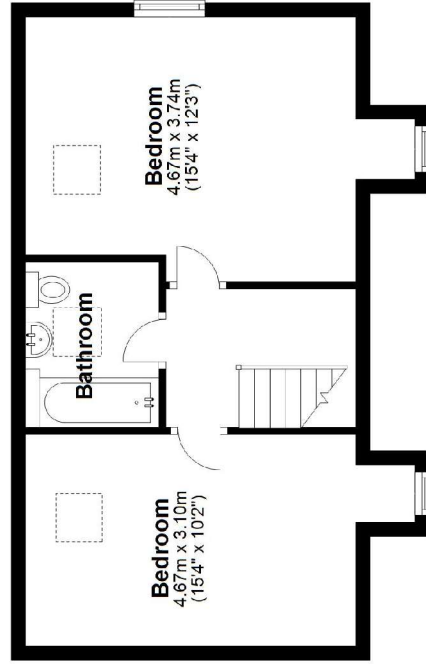
Bedroom
3.92m x 3.78m
(12'10" x 12'5")

Bedroom
4.00m x 3.06m
(13'1" x 10")

Bedroom
2.92m x 3.78m
(9'7" x 12'5")

Second Floor

Approx. 42.9 sq. metres (460.9 sq. feet)



Bathroom

Bedroom
4.67m x 3.10m
(15'4" x 10'2")

Bedroom
4.67m x 3.74m
(15'4" x 12'3")

Total area: approx. 200.9 sq. metres (2162.9 sq. feet)

Important note: We take great care in preparing our property brochures and the details in these particulars are believed to be correct, but their accuracy is not guaranteed nor do they form part of any contract. For clarification we wish to advise prospective purchasers that these sales particulars are intended as a general guide and none of the statements contained in these details should be relied upon as statements or representations of fact. We have not carried out a survey nor tested the services, appliances, alarms or specific fittings. Room sizes should not be relied upon for carpets and furnishings. You are advised to undertake your own local enquiries and searches and to take advice from your legal representative.