



10 Highfield, Lawley Village, Telford.

Offers in the region of **£249,995**

Being situated within a lovely quiet cul-de-sac, this traditional 3 Bedroom semi-detached home has been re-furbished and re-modelled to provide modern, open-plan accommodation to the ground floor and ingenious storage space to the first floor, together with a contemporary Family Bathroom. Also benefitting from a large, south facing, landscaped rear garden with 18ft Garden Room and separate Shed/Workshop, it offers ample driveway parking, a re-fitted gas combi-boiler, full electrical re-wire and spacious, fully boarded loft area (with ladder, lighting & power).

Briefly comprising Entrance Hallway, Lounge/Diner (with dual aspect windows) stunning Breakfast Kitchen, useful Utility Room, 3 double Bedrooms (Bedroom 1 with walk-in wardrobe) and Family Bathroom, externally there are fabulous gardens to the front and rear and a driveway suitable for parking two vehicles. Finally the extensive Garden Room provides the perfect home office, gym or entertaining space. Gas C.H. & uPVC D.G. throughout. NO UPWARD CHAIN! EPC Rating TBC. Council Tax Band B.

10 Highfield Lawley Village Telford Shropshire

Property entered via

uPVC door under storm porch into entrance hallway which leads to the Lounge/Diner and the stairs to the first floor.

Lounge/Diner 17' 10" x 10' 11" (5.43m x 3.32m) (max)
Opening to

Breakfast Kitchen 13' 10" x 11' 0" (4.21m x 3.35m) (max)

Utility Room 6' 0" x 6' 0" (1.83m x 1.83m) (plus cupboard)

Upstairs to

first floor landing which leads to all Bedrooms and Family Bathroom.

Bedroom 1 12' 0" x 10' 0" (3.65m x 3.05m) (max)

Walk-in Wardrobe 4' 1" x 3' 1" (1.24m x 0.94m)

Bedroom 2 10' 0" x 9' 0" (3.05m x 2.74m)

Bedroom 3 9' 0" x 7' 10" (2.74m x 2.39m) (plus wardrobe)
Built-in wardrobe behind bookcase style door with electric connection.

Family Bathroom 7' 0" x 7' 0" (2.13m x 2.13m) (max)

Externally

To the front is a lawned garden with hedges to the perimeter and a paved pathway to the front door. To the side of the house is a good-sized gravel driveway offering parking for two vehicles. A wooden pedestrian gate allows access to the rear garden.

The large, south facing rear garden has been beautifully landscaped with Indian stone paving and a gravelled area framing the central lawn. A sunken and sheltered seating area lies to one side with a fantastic detached Garden Room and adjoining Storage shed being located furthest away from the property. Four external power points. Water tap. External lighting.

Garden Room 18' 0" x 11' 0" (5.48m x 3.35m)

Versatile outbuilding which is currently used as an entertaining space. uPVC French doors to the garden. Electric lighting, power & a heater.

Storage Shed/Workshop 11' 0" x 6' 1" (3.35m x 1.85m)

Electric lighting & power. Fitted shelving & workbench area.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such to only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY



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