



5 Cheshires Way, Lawley.

Offers in the region of £345,000

Occupying an enviable corner position this 3 storey, detached home not only boasts 4 double Bedrooms, a good-sized driveway, Detached Garage and a balcony to the Master Bedroom, but there is a toilet to every floor and a real feeling of light and space in every room. Having been owned from new by the current occupants, the property is neutrally decorated, well proportioned and very nicely presented throughout.

Briefly comprising Entrance Hallway, Kitchen/Diner, 14ft Lounge, Downstairs W.C., 4 Bedrooms (Master with En-suite) and Family Bathroom, externally there is an enclosed driveway leading to the Garage (with EV charging point) and a pleasant garden. Offering ample built in storage space, the location is also extremely convenient for all Lawley's shops, schools and amenities. Gas C.H. & uPVC D.G. throughout. Council Tax Band D. EPC Rating C.

5 Cheshires Way Lawley Telford Shropshire

Property entered via

composite front door under storm porch into

Entrance Hallway

provides access to downstairs rooms and stairs to first floor. Door to understairs storage cupboard.

Kitchen/Diner 13' 5" x 10' 10" (4.09m x 3.30m)

Lounge 14' 7" x 13' 5" (4.44m x 4.09m) Double French doors to the garden.

Downstairs W.C. 5' 5" x 2' 11" (1.65m x 0.89m)

Upstairs to

first floor landing which provides access to Master Bedroom and Bedroom 4

Master Bedroom 13' 5" x 10' 10" (4.09m x 3.30m)
Double French doors to balcony. Two sets of fitted wardrobes.

Master En-suite 7' 5" x 4' 8" (2.26m x 1.42m)

Bedroom 4 13' 5" x 9' 10" (4.09m x 2.99m)

Upstairs to

second floor landing which leads to Bedrooms 2 & 3 and Family Bathroom. Door to built-in airing cupboard.

Bedroom 2 13' 5" x 11' 0" (4.09m x 3.35m) (max) Two sets of double fitted wardrobes.

Bedroom 3 13' 5" x 10' 7" (4.09m x 3.22m)

Family Bathroom 6' 11" x 5' 6" (2.11m x 1.68m)

Detached Garage 17' 8" x 9' 10" (5.38m x 2.99m) Electric power and lighting. Up and over door to the front.

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front are 3 steps with a wrought iron balustrade leading up to the door. Well established borders containing mature plants and shrubs lie to the front and side.

Double wooden gates lie to the rear of the property and provide access to a tarmacadam driveway which provides parking for 3 vehicles and leads to the Detached Garage and garden. Electric car charging point.

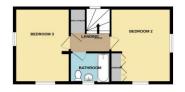
The rear garden is mostly laid to lawn with a small paved patio closest to the house. A canopy on the back of the Garage provides an ideal drying area. Outside tap.







2ND FLOOR 394 sq.ft. (36.6 sq.m.) approx.



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