



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.

10 High Street, Newport,
Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

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.



Barker Healey

PROPERTY



Printed by Ravensworth 01670 713330



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.