



## Clips Moor, Lawley Village, Telford

£185,000



Freehold | EPC rating: C

- \*\*\*NO UPWARD CHAIN\*\*\*
- Fitted kitchen/dining area
- Allocated parking

- Two generous double bedrooms
- Private rear garden
- Close to local amenities, shops, and schools

# Belvoir

Property is personal

Email  
[salestelford@belvoir.co.uk](mailto:salestelford@belvoir.co.uk)

Phone  
**01952 248000**

## Description

Situated in the sought-after area of Lawley Village, Clips Moor is a well-presented two-bedroom mid-terraced home, ideal for first-time buyers, small families, or investors alike.

The ground floor offers a bright and welcoming living room, perfect for relaxing, alongside a modern fitted kitchen/dining area that provides an excellent space for both everyday living and entertaining. A convenient W.C. completes the ground floor layout.

Upstairs, the property boasts two generous double bedrooms, each offering comfortable and versatile living space, along with a well-appointed family bathroom.

Externally, the property benefits from a private rear garden, ideal for outdoor dining, entertaining, or simply unwinding. Allocated parking adds further practicality and convenience.

Clips Moor is ideally located close to a range of local amenities, including shops and schools, and benefits from excellent transport links, with easy access to the M54—making it perfect for commuters.

FREEHOLD / EPC RATING C / COUNCIL TAX BAND B /MANAGMENT PROPEY SERVICES FEE TBC

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Photographs



## Rooms

### Hallway

2.03m x 1.09m (6'8" x 3'7")

### Living Room

4.59m x 3.94m (15'1" x 12'11")

### Kitchen Diner

4.57m x 2.41m (15'0" x 7'11")

### WC

1.55m x 1.1m (5'1" x 3'7")

### Landing

2.2m x 1.93m (7'2" x 6'4")

### Bathroom

2.08m x 2m (6'10" x 6'7")

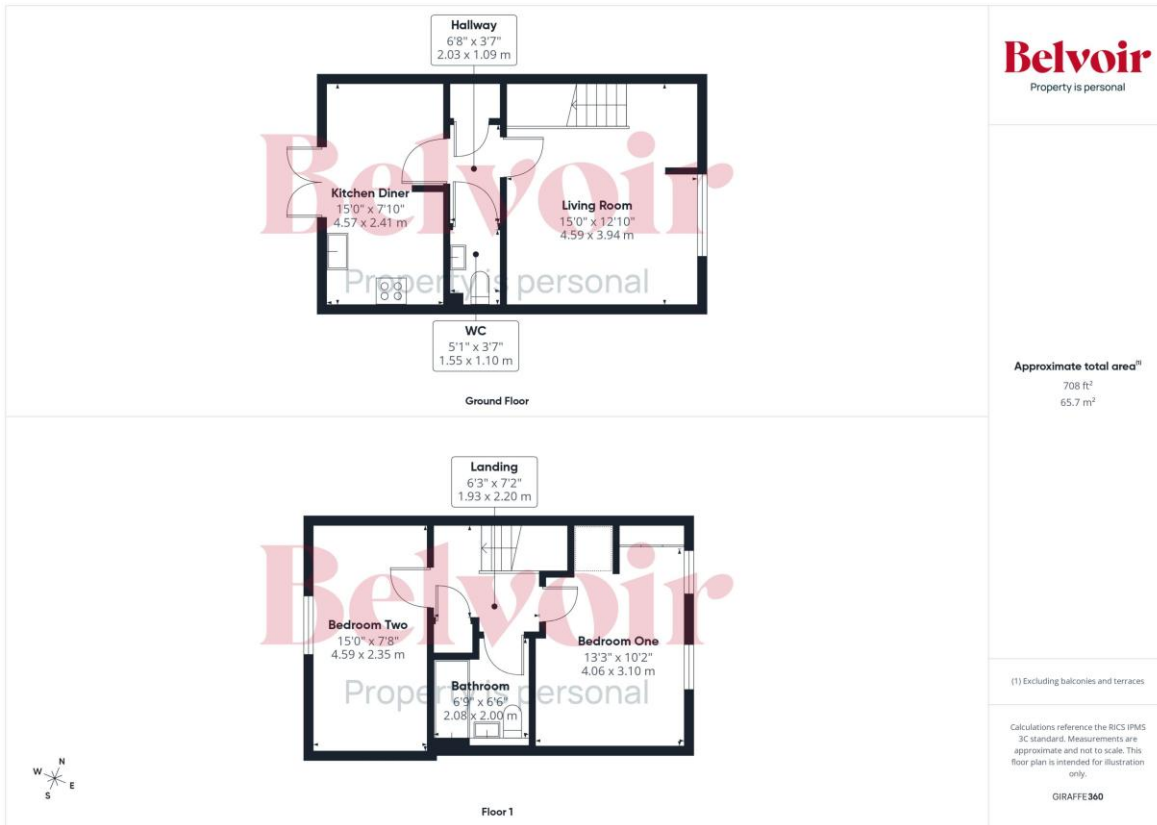
### Bedroom One

4.06m x 3.1m (13'4" x 10'2")

### Bedroom Two

4.59m x 2.35m (15'1" x 7'8")

# Floorplan



# Map



[belvoir.co.uk/telford-estate-agents/](https://belvoir.co.uk/telford-estate-agents/)