



**Peregrine Drive, Lawley, Telford**

**£245,000**



 3  2  1

**Freehold | EPC rating: C**

- 3-bedroom semi-detached home
- Master bedroom with ensuite
- Garage & driveway

- Modern kitchen/diner
- Private rear garden
- Close to local amenities, shops

**BELVOIR!**

Property is personal

Email  
**telford@belvoir.co.uk**

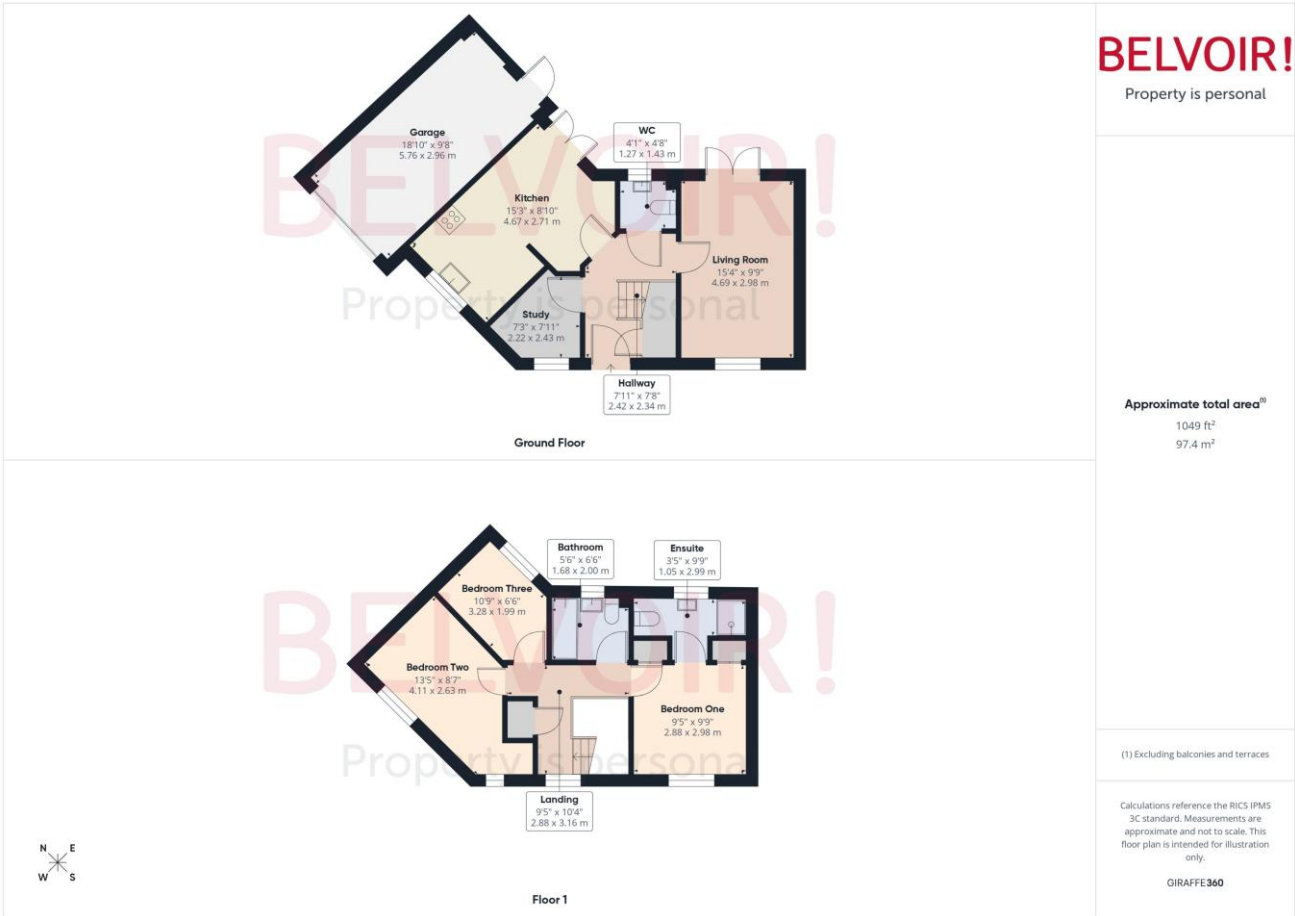
Phone  
**01952 258562**

Description

Welcome to Peregrine Drive, a beautifully presented 3-bedroom semi-detached home set in the sought-after Lawley Village. You enter the property into a central entrance hallway, giving access to a guest WC, a useful study—ideal for home working—and a generous lounge featuring French doors that open directly onto the rear garden, creating a bright and inviting living space. Completing the ground floor is the well-appointed kitchen/diner, also benefiting from French doors to the garden. The contemporary kitchen offers a stylish range of wall and base units, providing plenty of storage and workspace. Upstairs, the property boasts a spacious master bedroom with its own ensuite shower room, two further well-proportioned bedrooms, and a modern family bathroom. Outside, the rear garden offers a private and peaceful setting with a decked area perfect for outdoor dining or relaxing. There is also convenient rear access to the garage. To the front, you'll find a pleasant garden along with a garage and driveway parking for two vehicles. Ideally located, this home is just a short distance from local amenities, shops, well-regarded schools, and offers excellent transport links—making it perfect for families and commuters alike. Freehold / Council Tax Band C / EPC Rating C

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.

Floorplan



## Rooms

### Hallway

2.42m x 2.34m (7'11" x 7'8")

### Study

2.43m x 2.22m (8'0" x 7'4")

### WC

1.43m x 1.27m (4'8" x 4'2")

### Living Room

4.69m x 2.98m (15'5" x 9'10")

### Kitchen

4.67m x 2.71m (15'4" x 8'11")

### Landing

3.16m x 2.88m (10'5" x 9'5")

### Bedroom One

2.98m x 2.88m (9'10" x 9'5")

### Ensuite

2.99m x 1.05m (9'10" x 3'5")

### Bedroom Two

4.11m x 2.63m (13'6" x 8'7")

### Bedroom Three

3.28m x 1.99m (10'10" x 6'6")

### Bathroom

2m x 1.68m (6'7" x 5'6")

### Garage

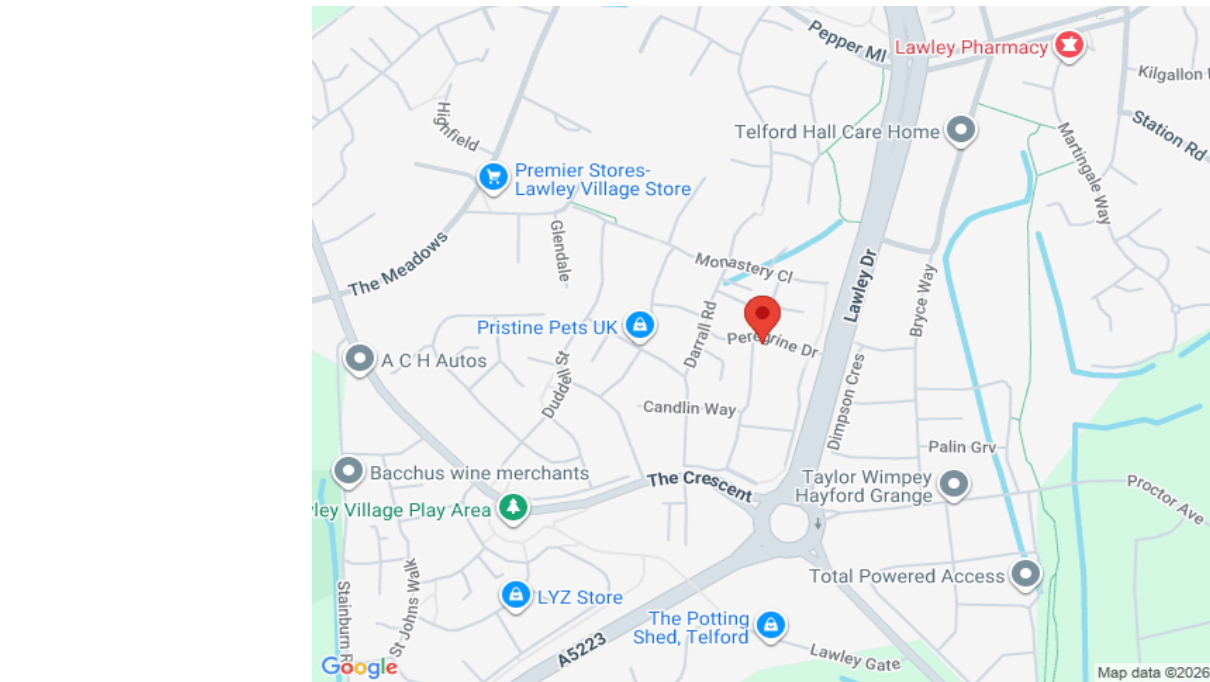
5.76m x 2.96m (18'11" x 9'8")



## Photographs



**Map**



Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.