

HARWOOD

THE ESTATE AGENT

01952 881010

Fir Trees, Barrack Lane, Lilleshall TF10 9ER



£ 3 9 5, 0 0 0 region

Stamp duty paid by developer for sale agreed before end April 2026

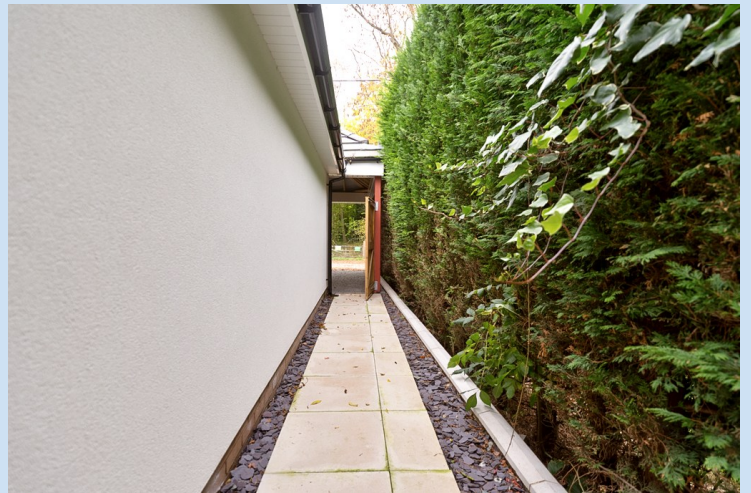
We are currently offering for sale this semi detached bungalow constructed to the highest standard by a well regarded local developer. This property, Fir Trees, is a lovely two bedroom single storey dwelling offering a stylish open plan kitchen/diner/lounge with bifold doors opening out to the rear (the kitchen is currently waiting for the new buyer to choose from one of the options available). There are two generous double bedrooms both with en-suite facilities and a guest toilet located in the entrance hallway. Fully fitted with carpets and floor coverings throughout, the property also benefits from an EPC rating of B, which will be reflected in the low running costs. The fully landscaped garden sits to the rear of the property, there is a covered parking space and we are selling the property with a full 10 year warranty. The village location is a sought after one and offers village store, church, primary school, tennis club, cricket club, popular food-focused pub restaurant and of course Lilleshall hill is popular for walkers and offers far reaching views over the surrounding countryside.

Both Newport and Telford are within easy reach and there are excellent road links from the area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Foster Architecture & Design.

PROJECT
0077 - Haddington, Barrack Lane, Lilleshall

DRAWING NAME
Sales Plans Plot 1

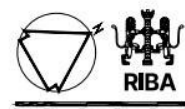
DRAWING REFERENCE
0077 - SALES - 001

SCALE
1:50 AT A3

DRAWN BY
J.J.F.

DATE
29.11.2022

REVISION NOTES



Tenure Freehold **Council tax** Band C

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 27th March 2026