



Village Drive, Lawley Village, Telford

£179,950



Freehold | EPC rating: C

- No Upwards Chain
- Semi Detached
- Private garden

- Two Bedrooms
- 2 Allocated Rear Parking Spaces
- Downstairs WC

BELVOIR!

Property is personal

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Description

Nestled in the highly desirable location of Lawley, this delightful two bedroom semi detached house offers a perfect blend of modern living and community charm. Located in a peaceful neighbourhood, the property offers a tranquil retreat from the hustle and bustle of daily life. This property has the benefit of having **** No upward Chain ****

Situated in a quiet and sought-after area, close to a range of local amenities, including shops, schools, and transport links, providing convenience for families and professionals alike.

The property features a welcoming living room with a fitted kitchen with plenty of cupboard space and a dining area perfect for preparing meals. There is a convenient downstairs WC.

Rising to the first floor there are two bedrooms, one being a double bedroom and the second being the ideal space as a guest room/office space. The exterior of the property includes the convenience of two allocated spaces to the rear with access to a private enclosed garden, an ideal space for relaxation, or alfresco dining.

An ideal first-time purchase for those looking to settle in a friendly community or investment close to local schools and shops. Lawley Village is a well-established area within Telford, known for its excellent selection of local amenities. Residents have easy access to parks and green spaces, perfect for walks and outdoor recreation. The local centre is home to cafes, shops, and supermarkets, ensuring everything you need is close by.

The property is FREEHOLD - EPC Rating C - Council Tax Band B - Property Management with Trinity Estates - Fees Applicable £375.87 per annum.

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,

Floorplan



Rooms

Living Room

4.3m x 2.46m (14'1" x 8'1")

Kitchen Diner

3.85m x 2.37m (12'7" x 7'10")

Bedroom One

3.88m x 2.55m (12'8" x 8'5")

Bedroom Two

3.84m x 2.23m (12'7" x 7'4")

Bathroom

1.86m x 1.65m (6'1" x 5'5")

Downstairs WC

1.43m x 0.97m (4'8" x 3'2")

Entry

1.25m x 1.08m (4'1" x 3'6")

Photographs



