



Yewtree Moor, Lawley Village, Telford

£190,000



Freehold | EPC rating: C

- ***NO UPWARD CHAIN***
- Two double bedrooms
- Garage

- Semi-detached property
- Private rear garden
- Close to local amenities, schools, and shops

Belvoir
Property is personal

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Description

Situated in the sought-after Lawley Village, Yewtree Moor is a well-presented two-bedroom semi-detached property, ideal for first-time buyers, small families, or investors.

Upon entering the property, you are welcomed into a spacious living room, offering a comfortable and inviting space to relax. This leads through to a hallway, where you will find a convenient WC and a useful storage cupboard. To the rear, the generous kitchen/diner is fitted with modern cabinetry and provides ample space for dining, with double doors opening out onto the garden—perfect for entertaining and everyday living.

Upstairs, the property offers two well-proportioned double bedrooms, with the second bedroom benefitting from a fitted wardrobe. A contemporary family bathroom completes the first floor, featuring a bath with an over-bath shower.

Externally, the property boasts a private, low-maintenance rear garden with a combination of lawn and patio seating area, ideal for outdoor enjoyment. There is also the added benefit of a garage located to the rear and a allocated parking space.

Conveniently positioned, the property is within close proximity to local amenities, schools, and shops, and benefits from excellent transport links, making it an ideal location for commuters.

Freehold / Council Tax Band B / EPC RATING C / MANAGMENT PROPEY SERVICES FEE APPROX £260.00 PER ANNUM - MANAGEMENT COMPANY BOURNVILLE TRUST

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

Living Room

4.53m x 3.7m (14'11" x 12'1")

Hallway

1.74m x 0.93m (5'8" x 3'1")

WC

1.81m x 0.94m (5'11" x 3'1")

Kitchen/ Diner

4.54m x 2.55m (14'11" x 8'5")

Landing

1.94m x 1.88m (6'5" x 6'2")

Bedroom One

4.58m x 2.42m (15'0" x 7'11")

Bedroom Two

3.54m x 2.88m (11'7" x 9'5")

Bathroom

2.59m x 1.95m (8'6" x 6'5")

Floorplan



Map

