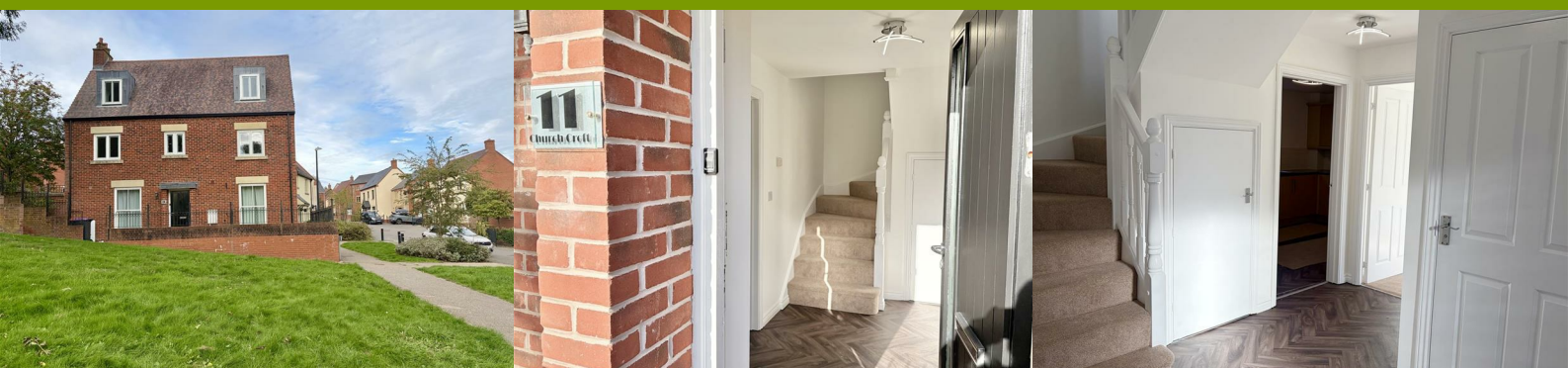




# 11 CHURCH CROFT

LAWLEY VILLAGE | TELFORD || TF4 2FJ



Halls are proud to present Church Croft, Lawley Village, Telford perfectly suited to executive families.

This impressive, detached house boasts four double sized bedrooms, providing plenty of room for larger families.

The master bedroom features an ensuite bathroom and walk - in dressing area with a double mirror wardrobe.

Additionally, there is a well-appointed family bathroom with a bath and separate shower and then also a convenient downstairs WC.

The property includes two inviting reception room. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

**£1,500 Per Calendar Month**



 2  4  2  C





#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 84        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**Property to let?** We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

#### Do you require lettings or property management advice?

We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

**Do you require compliance advice?** We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



#### TELFORD LETTINGS

32 Market Street | Wellington | Telford | TF1 1DT

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➡ www.halls.gb.com



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.