

HARWOOD

THE ESTATE AGENT

01952 881010

44 White Bryony Way, Apley TF1 6BD



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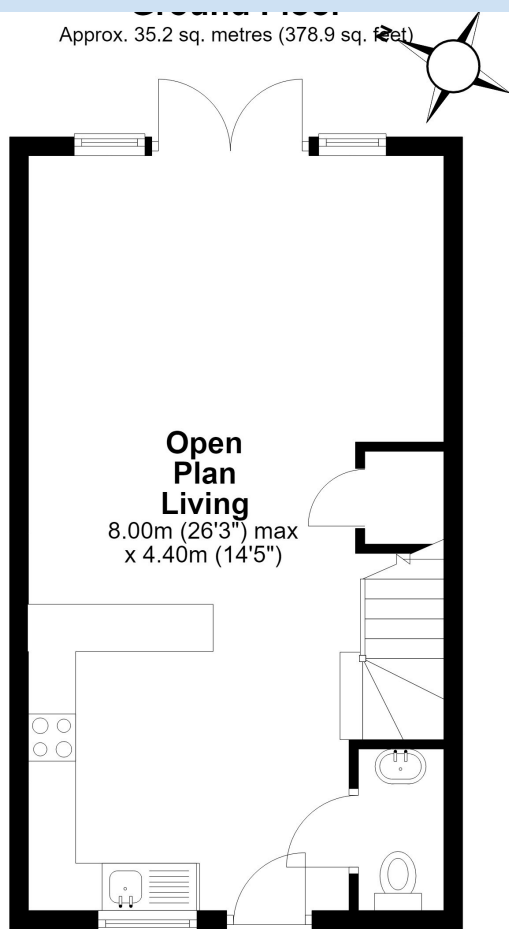
Beautifully positioned within the Charlton Gardens development, this attractive two bedroom semi detached home offers a welcoming layout, driveway parking and an enclosed rear garden with patio and lawn plus a 10 year NHBC warranty for peace of mind. The open plan kitchen, dining and living space creates a bright and sociable ground floor, enhanced by French doors leading out to the garden. A useful storage cupboard and a ground floor W.C. add everyday convenience. Upstairs, the main bedroom provides a generous retreat, complemented by a second well proportioned bedroom and a stylish bathroom finished with Porcelanosa tiling. The property is offered with an enhanced specification, including flooring throughout, a premium kitchen, a full Bosch appliance pack and a turfed rear garden. Charlton Gardens enjoys excellent access to the much loved Apley Woods, perfect for dog walking, family time and outdoor relaxation. Local schools and everyday amenities are close by, and transport links to the national road and rail network are easily reached, making this an appealing home in a highly convenient setting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



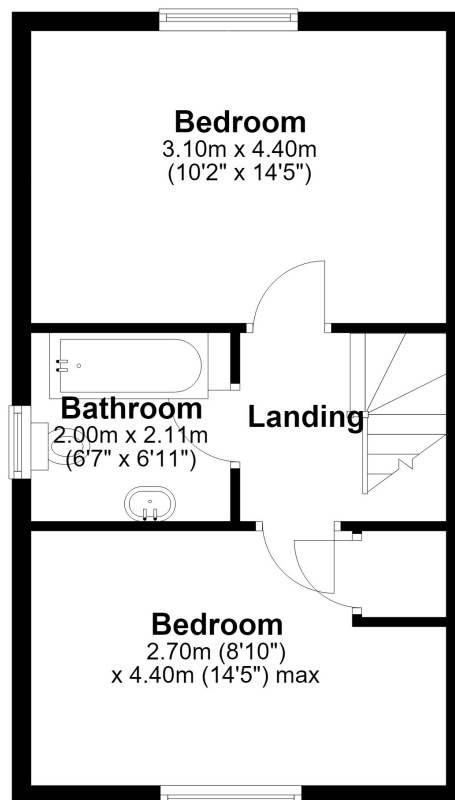


Ground Floor
Approx. 35.2 sq. metres (378.9 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Tenure Freehold

Council tax Band B

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

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. 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 : 17th July 2026