

# HARWOOD

THE ESTATE AGENT

01952 881010

## 11 The Foxholes, Lawley TF3 5GZ

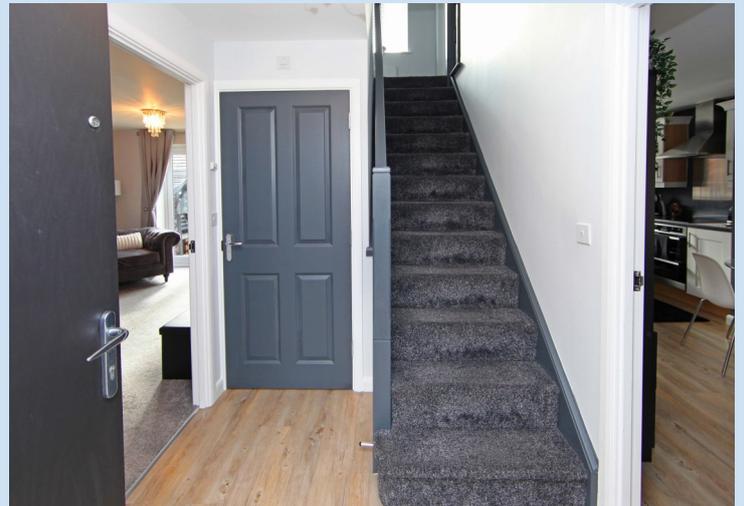


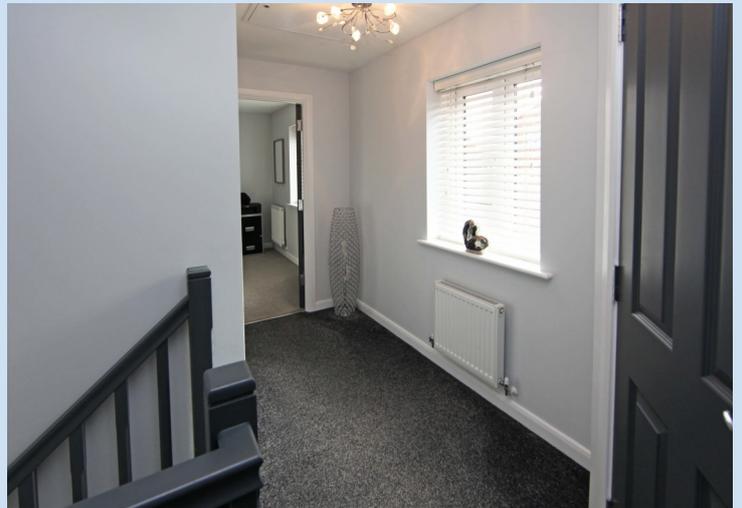
# £ 2 8 8, 9 5 0 region

Positioned within the popular and well-connected community of Lawley, this impressive three-bedroom detached property delivers a superb balance of modern style and everyday comfort. This quiet residential spot, is an excellent choice for families, professionals, or anyone looking for a high quality home in a desirable location. The interior offers a spacious, well-planned layout, including a generous, light-filled living room with double doors opening to rear garden and a contemporary kitchen/dining space complete with integrated appliances. There is an utility/laundry room adjacent to the kitchen for added practicality and a handy W.C. located in the entrance hallway. The first floor hosts three bedrooms, with the principal bedroom enjoying its own en-suite and fitted wardrobes. The other two bedrooms are served by a family bathroom. The rear garden is nicely landscaped and low maintenance and provides a private outdoor retreat ideal for relaxing or hosting guests, while a driveway and single garage offer convenient off-road parking. With local shops, schools, green spaces, and excellent transport links all within easy reach, this home combines the best of modern suburban living with everyday practicality.

This property is a timber framed construction and an annual estate service charge of £260 is payable.

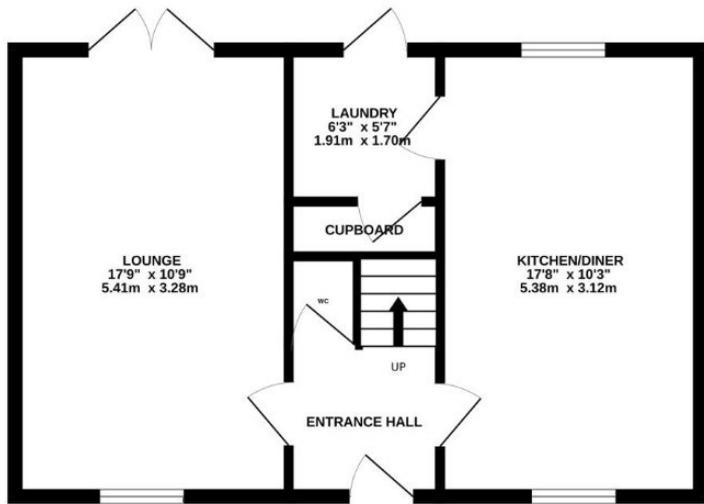
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



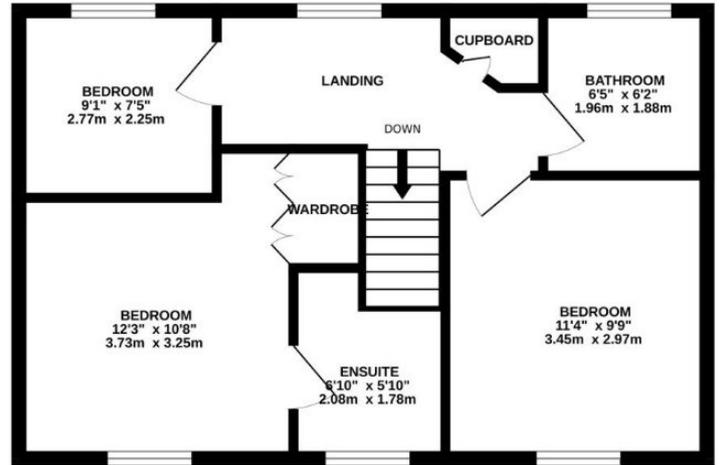




GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



Tenure Freehold Council tax Band D

**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 : 26th February 2026