



Reynolds Fold, Lawley, Telford

£323,400



5



3



2

Freehold | EPC rating: C

- No upwards chain
- Family Bathroom and Two En-Suites
- Situated in the heart of Lawley Village

- Stylish modern Kitchen/Diner
- Occupying enviable plot with lovely views
- Family Bathroom and Two En-Suites

Belvoir

Property is personal

Email
salestelford@belvoir.co.uk

Phone
01952 248000

Description

Stepping inside, you're welcomed by a bright hallway leading into a stylish dining kitchen fitted with sleek units and lots of work surfaces, dining area and patio doors leading to the garden, perfect for alfresco living and entertaining. A handy cloakroom is located off the hallway, along with a spacious lounge ideal for both relaxation and entertaining. On the first floor, you'll find three well-proportioned bedrooms along with a family bathroom featuring and shower over the bath. The top floor is home to two further bedrooms, each with its own en-suite shower room.

****PLEASE NOTE NEW FLOORING HAS BEEN FITTED****

Externally the property benefits from a low maintenance rear garden and ample parking along with a gated driveway and garage.

Freehold / Council Tax Band D / EPC C

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

Kitchen Diner

5.25m x 2.81m (17'2" x 9'2")

Living Room

5.28m x 2.94m (17'4" x 9'7")

WC

2.01m x 1.08m (6'7" x 3'6")

Bedroom Three

5.28m x 2.96m (17'4" x 9'8")

Bedroom Four

3.01m x 2.8m (9'11" x 9'2")

Bedroom Five

2.83m x 2.17m (9'4" x 7'1")

Bathroom

2.16m x 1.81m (7'1" x 5'11")

Bedroom Two

4.02m x 2.63m (13'2" x 8'7")

Ensuite - Bedroom Two

2.64m x 1.16m (8'8" x 3'10")

Master Bedroom

5.29m x 3.02m (17'5" x 9'11")

Ensuite - Master Bedroom

Floorplan



Map



belvoir.co.uk/telford-estate-agents/