

HARWOOD

THE ESTATE AGENT

01952 881010

16 Bartholomew Rd, Lawley Village TF4 2PW



£ 3 7 5, 0 0 0 region

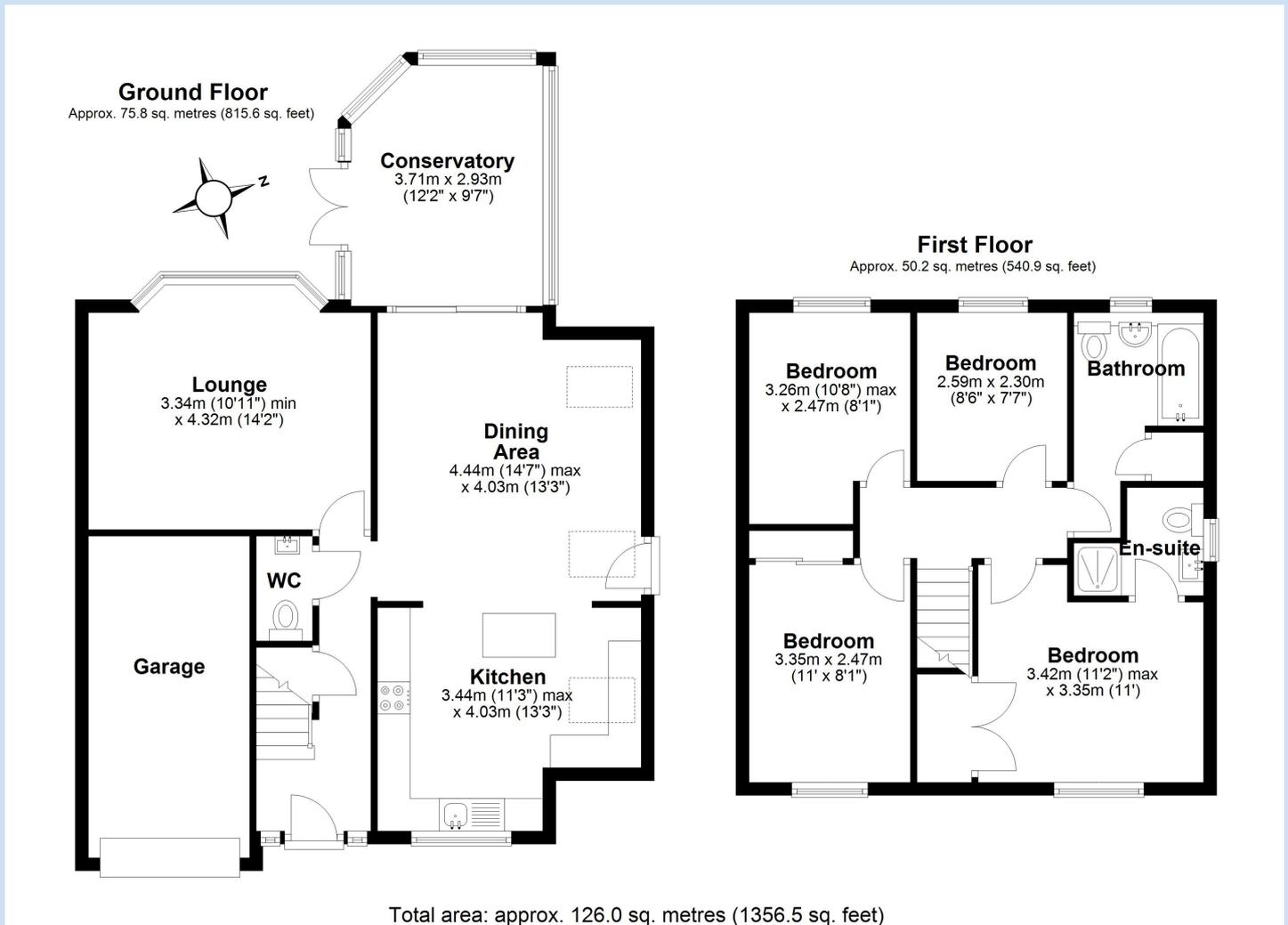
Rare opportunity to purchase this beautifully presented four-bedroom detached home, situated in the heart of Lawley Village on a quiet, established cul-de-sac with no through traffic and no management fees. The property has been thoughtfully remodelled and extended to create a stunning open-plan kitchen/dining/family space, featuring porcelain tiled flooring with underfloor heating, Velux windows, designer radiators, high-end worktops and a stylish white gloss kitchen with island, several integrated appliances and NEFF ovens. A separate rear lounge with bay window provides a cosy additional living area, while patio doors lead to a heated conservatory—ideal as a playroom, home office or year-round living space. Upstairs offers four well-proportioned bedrooms, including a main bedroom with modern en-suite, alongside a spacious family bathroom. Fitted wardrobes feature in two bedrooms, with further storage throughout the home. Externally, the landscaped rear garden is designed for both relaxation and entertaining, with patio areas, astro turf, decked seating, a covered garden bar with electrics, and space for a hot tub or sports area. The front provides driveway parking for three vehicles, plus an integral garage. Additional benefits include UPVC double glazing, composite doors, Hive heating, CCTV, oak internal doors and modern finishes throughout. Ideally located within walking distance of Lawley Primary School, Lawley Academy and local amenities at Lawley Square, as well as excellent transport links and nearby green spaces, play areas and community facilities—making this a perfect turnkey family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









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 : 24th March 2026