

Roger Parry & Partners

19 Stainburn Road, Lawley Village, Telford, TF4 2FS





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Offers In The Region Of £375,000

This attractive four bedroom detached family home is situated within the highly sought-after Lawley Village, Telford, and offers generous and versatile accommodation arranged over three floors.

The property briefly comprises an entrance hallway, spacious living room with feature fireplace, separate dining room, kitchen/breakfast room, utility area and downstairs WC. To the first floor, there is a principal bedroom benefiting from useful fitted wardrobe space and an en-suite shower room, along with two further good sized bedrooms and a family bathroom. The second floor provides a further generous guest bedroom, shower room and useful walk-in wardrobe.

Externally, the property benefits from driveway parking with an electric vehicle charging point, together with a garage. To the rear is an enclosed garden featuring a paved patio area, providing an ideal space for outdoor dining and entertaining.













The property is situated within the popular and well-established Lawley Village, which offers a good range of local amenities and facilities, making it a convenient location for both families and professionals. The village benefits from a selection of shops, convenience stores, cafés, restaurants and takeaways, together with a pharmacy, medical centre and other everyday amenities. There are also local schools and green open spaces nearby, with Lawley providing a pleasant community environment.

The wider town of Telford is within easy reach and provides an extensive range of shopping, leisure and recreational facilities. Telford Town Centre offers a variety of high street and independent retailers, supermarkets, cafés, restaurants and entertainment facilities, including a cinema. The popular Southwater development also provides a selection of restaurants, bars and leisure facilities surrounding the attractive lake.

For those who enjoy outdoor pursuits, there are numerous parks, woodland areas and walking routes in and around Telford, while the nearby Ironbridge Gorge, a UNESCO World Heritage Site, offers a wealth of history, attractions and riverside walks.

The location is also well placed for commuting, with convenient access to the M54 motorway providing links towards Shrewsbury, Wolverhampton and the wider West Midlands. Telford Central railway station offers regular services to Birmingham and other destinations, making the area particularly accessible for commuters.

Entrance Hallway
With tiled flooring.

Living Room
A spacious living room with wood effect flooring, feature fireplace with stone hearth and mantle and French doors lead out to the rear garden.

Dining Room
Presently used as a home office with wood effect flooring.

Kitchen/ Breakfast Room
Fitted with a range of modern eye-level and base units, incorporating worktops with a 1½-bowl single drainer sink unit. There is a Hotpoint oven with a five-ring gas hob and extractor hood over, together with integrated appliances including a fridge/freezer and dishwasher. The kitchen benefits from tiled flooring and half-tiled walls. Open access to;

Utility area
Fitted with matching eye-level and base units, with space and plumbing for a washing machine and tumble dryer. One cupboard houses the boiler, while a sink unit is set into the worktops. The kitchen benefits from matching tiled flooring and half-tiled walls.

Downstairs Cloakroom
Fitted with a wash hand basin with mixer tap and low-level flush WC, complemented by tiled flooring.

Stairs rise to first floor landing.

Principal Bedroom
With wood-effect flooring and useful fitted wardrobes with sliding mirror doors to either side, providing access through to:

Ensuite Shower Room
Fitted with a white suite comprising a shower cubicle, low-level flush WC and wash hand basin with mixer tap and useful storage cupboard beneath. The room benefits from tiled flooring and tiled walls.

Bedroom
With wood effect flooring.

Bedroom
With wood effect flooring and fitted wardrobes.

Family Bathroom
Fitted with a white suite comprising a panelled bath, low-level flush WC and wash hand basin with mixer tap and useful storage cupboards beneath. The room benefits from half-tiled walls and tiled flooring.

Stairs rise to second floor landing with good sized useful storage cupboard.

Guest Bedroom
With wood effect flooring and fitted wardrobe space.

Shower Room
Fitted with a modern white suite comprising a walk-in shower cubicle with waterfall shower head and additional shower attachment, low-level flush WC and wash hand basin with mixer tap. Further benefits include a heated towel rail, tiled walls and flooring, and a door leading to:

Walk in Storage
With fitted wardrobes.

Outside
To the front, the property is approached via double wooden gates, opening onto a tarmacadam driveway providing ample off-road parking. The driveway benefits from an electric vehicle charging point and provides access to the GARAGE, while a paved pathway leads to the main entrance.

To the rear, the garden is mainly laid to lawn, with a paved full width patio area providing an ideal space for al fresco dining and entertaining. The garden also benefits from a small vegetable patch, together with a variety of established shrubs and plants. A useful covered side area provides additional storage. The garden is enclosed by fencing.

Agents Notes
Please note there is a service charge of £260.00 per annum, payable monthly to Bournville. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 15 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

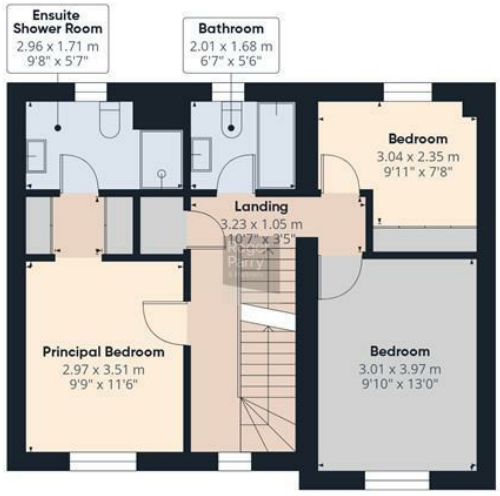
SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

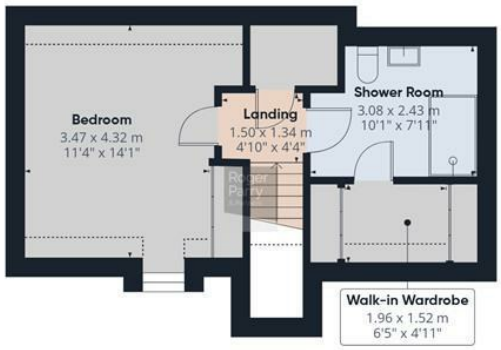
REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)









Approximate total area(1)

148.7 m²

1602 ft²

Reduced headroom

4.2 m²

45 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Telford & Wrekin
Council Tax Band: E
EPC Rating: C
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Roger Parry & Partners



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject 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. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.