HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

14 Rees Way, Lawley Village, Telford, Shropshire, TF4 2GN











Monthly Rental Of £1,450

***** TO ARRANGE A VIEWING PLEASE SEND AN EMAIL ENQUIRY THROUGH RIGHTMOVE. *** Situated in the highly sought-after Lawley Village, this beautifully presented four-bedroom, three-storey family home offers spacious and versatile accommodation throughout. Benefiting from a driveway, garage, and enclosed rear garden, this property is ideal for families looking for modern living in a popular residential location. The ground floor comprises a welcoming entrance hall, a convenient guest WC, a stylish kitchen/diner perfect for family meals and entertaining, and a generous lounge featuring double patio doors that flood the room with natural light and provide direct access to the rear garden. To the first floor, you will find the impressive master bedroom with its own shower en-suite, along with a further well-proportioned bedroom. The top floor offers two additional spacious bedrooms and a modern family bathroom, creating flexible accommodation suitable for families, home working, or lounge space. Located**



Sales
01952 641111

email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

Lettings
01952 505505

Dean Millington Buisness Owner Harwood The Estate Agents (Wellington)

To view this property please send a viewing request via the property listing on rightmove

To apply for this property you will be asked to provide a holding deposit which is the equivalent of 1 weeks rent. This money will be deducted from your final moving in costs. A holding deposit maybe refundable except where the applicant provides false or misleading information; fails a right to rent check; withdraws from the property (unless the landlord has acted in such a way that the tenant couldn't reasonably be expected to wish to proceed with the tenancy); or fails to take all reasonable steps to enter into a tenancy agreement

HOLDING DEPOSIT ONE WEEKS RENT: This is required to reserve a property.

IMPORTANT: The holding deposit will be deducted from your move in costs.

This holding deposit will be withheld if any relevant applicant (including any Guarantor(s) withdraw from the agreed Tenancy, fail a Right to Rent Check, provide false or misleading information or fail to sign the agreed Tenancy agreement (or Deed of Guarantee) within 15 calendar days (or any other mutually agreed date which has been agreed in writing.

N.B. When a viewing is requested, we will request some of your personal information to arrange the viewing. Once you have been accepted to apply for the property you will be asked to complete a full Tenancy Application Form which requires you to impart personal information to enable credit agencies to complete the credit and referencing checks. In completing the application form you are agreeing for this personal information to be passed to the credit agencies to complete their checks.

Council Tax **Band D**

Viewing Arrangements **by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.**

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 17 November 2026

The Property Ombudsman

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