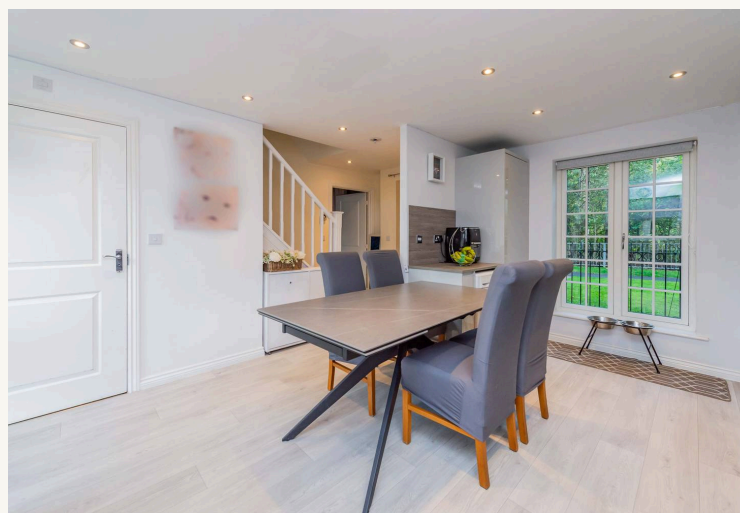




63 Smallhill Road, Lawley Village - TF4 2FW

£290,000 Freehold

Attractive three bedroom detached home in Lawley. Features **double garage**, off-road parking, spacious living, en-suite, landscaped garden, and flexible space for family or home office use.

Council Tax band: B

Tenure: Freehold





Three Bedroom Detached Home – Smallhill Road, Lawley

Situated in the popular and well established area of Lawley, this attractive three bedroom detached home offers well proportioned living accommodation, a generous **double garage**, off-road parking and a beautifully landscaped, low maintenance rear garden. The property would make an ideal family home, providing a practical layout with excellent storage and outside space, while being conveniently positioned for the amenities and facilities available within Lawley and the surrounding areas.

Upon entering the property, the welcoming entrance hall provides access to the principal ground floor rooms and stairs rising to the first floor. The spacious lounge is positioned to the front of the property and offers a comfortable and versatile reception space, with plenty of room for a range of furniture. To the rear is the impressive kitchen/dining room, creating a sociable space for both everyday family life and entertaining. The kitchen is well laid out with a range of wall and base units and provides ample worktop and storage space, while the dining area offers plenty of room for a family dining table and chairs. The ground floor is further complemented by a useful downstairs WC.

To the first floor are three bedrooms, including two good sized double bedrooms and a further bedroom which would be ideal as a child's room, nursery or home office. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by the family bathroom. The accommodation is well suited to modern family living, with the additional bedroom space providing flexibility for those working from home or requiring guest accommodation.

Externally, the property benefits from a well-maintained frontage with a pathway leading to the front entrance, while to the side is a driveway providing off road parking, an **EV charger** and access to the impressive double garage, offering excellent additional storage and parking facilities. To the rear is a landscaped and low-maintenance garden, designed to provide an attractive outdoor space without requiring extensive upkeep. The garden incorporates paved seating areas and established planting, creating an ideal setting for outdoor dining, entertaining or simply enjoying the warmer months.

This attractive three bedroom detached home combines spacious and versatile accommodation with excellent outside space, a double garage and off road parking, making it an ideal choice for families, first time buyers or those looking for a well-positioned home in the popular Lawley area.



Hall

Kitchen/Dining Room

15' 11" x 9' 8" (4.85m x 2.95m)

WC

Lounge

15' 11" x 10' 2" (4.85m x 3.10m)

Landing

Bedroom

8' 11" x 13' 3" (2.71m x 4.05m)

Ensuite

Bedroom

8' 6" x 6' 7" (2.60m x 2.00m)

Bedroom

6' 11" x 7' 1" (2.10m x 2.15m)

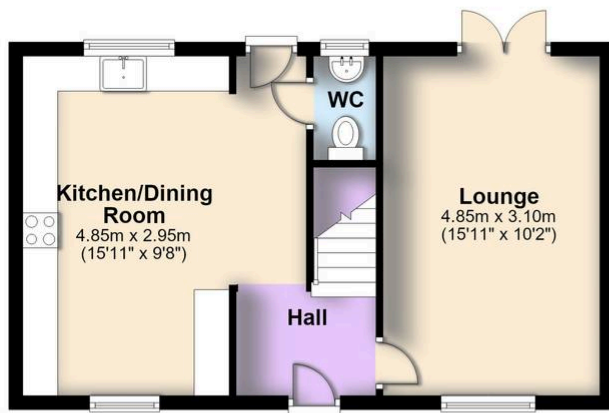
Bathroom

Double Garage

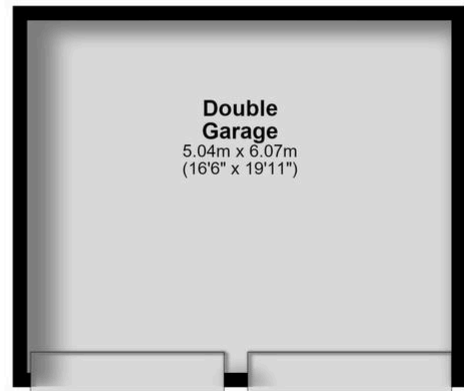
16' 6" x 19' 11" (5.04m x 6.07m)



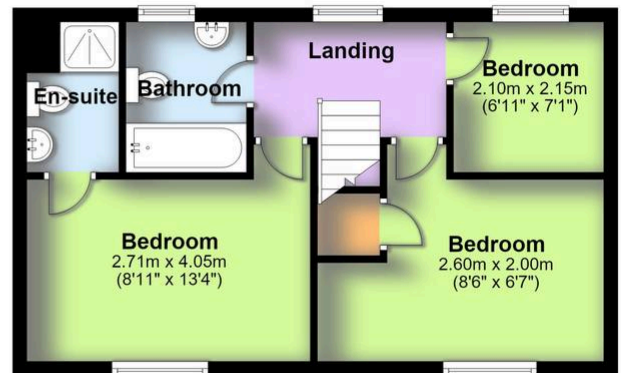
Ground Floor
Approx. 40.0 sq. metres (430.7 sq. feet)



Garage
Approx. 30.6 sq. metres (329.3 sq. feet)



First Floor
Approx. 39.3 sq. metres (422.5 sq. feet)



Total area: approx. 109.9 sq. metres (1182.5 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

You can include any text here. The text can be modified upon generating your brochure.



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