



Newdale Halt, Lawley, Telford

£234,500



Freehold | EPC rating: C

- ***NO UPWARD CHAIN***
- Popular Residential Area
- Master Bedroom Ensuite

- Ideal First Time Purchase
- Close to Local Schools
- Private Parking

BELVOIR!

Property is personal

Email
telford@belvoir.co.uk

Phone
01952 258562

Description

Belvoir are delighted to present this 3 bedroom semi detached house which is offered with NO UPWARD CHAIN, making it an ideal purchase for first-time buyers and young families.

Comprising of separate entry to the front with the convenience of a WC, leading to a spacious and inviting living area, perfect for relaxing or entertaining, featuring contemporary finishes and ample natural light. A modern fitted kitchen with base and wall cupboards, integrated oven and hob with extractor fan, space for a washing machine, fridge and freezer. There is ample space for a dining area with door to the rear garden.

Rising to the first floor three well proportioned bedrooms two being a double with the master having an en-suite shower room and a family bathroom comprising of three piece suite with a shower over the bath.

To the rear of the property there is a low maintenance garden laid to lawn and a patio area which would be perfect for families and provides a blank canvas to make your own outdoor oasis. There are two parking spaces to the rear of the property which is accessed through the gate at the bottom of the garden.

Freehold / EPC Rating: C / Council Tax Band B

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

Entry

1.37m x 1.27m (4'6" x 4'2")

WC

1.55m x 0.9m (5'1" x 3'0")

Living Room

4.5m x 3.66m (14'10" x 12'0")

Kitchen/Diner

4.64m x 3.25m (15'2" x 10'8")

Stairway

1.09m x 0.92m (3'7" x 3'0")

Landing

2.93m x 1.14m (9'7" x 3'8")

Master Bedroom

3.71m x 2.83m (12'2" x 9'4")

Master Bedroom Ensuite

2.07m x 1.35m (6'10" x 4'5")

Bedroom Two

3.46m x 2.43m (11'5" x 8'0")

Bedroom Three

2.19m x 2.1m (7'2" x 6'11")

Bathroom

2.13m x 2.1m (7'0" x 6'11")

Floorplan



Map

