

# HARWOOD

## THE ESTATE AGENT

01952 881010

### The Shrubbery, Limekiln Lane, Lilleshall TF10 9EZ



## £ 4 5 0, 0 0 0 region

**\*Stamp duty paid by developer for sale agreed before end April 2026\***

This attractive two bedroom bungalow has been crafted by a respected local developer known for delivering high quality homes. It sits in the highly sought after village of Lilleshall, surrounded by open green space. The village itself offers a wonderful community feel, with a church, primary school, cricket and tennis clubs, post office, a popular food led public house, and the excellent facilities at Lilleshall Sports Centre, including its prestigious golf club. The accommodation features a beautiful open plan kitchen/dining/living space, filled with natural light thanks to the impressive full height glazing overlooking the rear garden with double doors allowing access. There are two generous bedrooms, the main bedroom enjoying its own en suite and dressing area, along with full height glazing and doors out to the garden.

Parking is provided at the front of the property, with a low maintenance garden positioned to the rear, with patio area ideal for outside dining and relaxing. Altogether, this is a superb opportunity to purchase a well built, modern home in a fantastic location. We are selling the property with a full 10 year warranty.







**Tenure** Freehold      **Council tax** Band TBC

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** 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 : 27th March 2026