

HARWOOD

THE ESTATE AGENT

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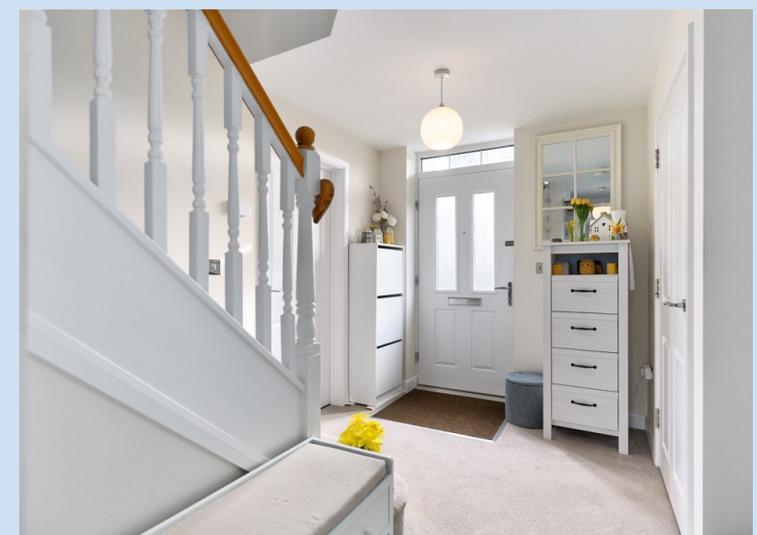


£559,950 region

This impressive three-storey family home offers exceptional space, versatility and comfort throughout, perfectly suited to modern living. Enjoying attractive views towards woodland at the front and a local nature reserve, it combines generous accommodation with a peaceful, scenic setting. A welcoming reception hall leads into a superb open-plan kitchen/dining room with double doors out to the rear garden, complete with a convenient hot tap—ideal for busy family life. Two further reception rooms provide excellent flexibility, including a bright lounge and a separate dining room. A dedicated study offers the perfect work-from-home space, while a utility room and cloakroom complete the ground floor. The first floor hosts three of the home's five double bedrooms, including a spacious principal bedroom with its own dressing area and en-suite. A well-appointed family bathroom serves the remaining rooms, all arranged around a generous landing. Both bathrooms on this floor feature double shower cubicles. The top floor provides two further double bedrooms and an additional bathroom, making it ideal for older children, guests or multi-generational living. Outside, the property benefits from a double garage and driveway parking for up to four cars, offering excellent practicality for families with multiple vehicles. Additional reassurance comes from an NHBC warranty valid until 2029. This well placed location offers easy access to schooling and local amenities in Lawley, with the charm and heritage of Ironbridge only five minutes by car. Telford Town Centre and the M54 are around ten minutes away, ensuring excellent links for commuting and leisure. Annual estate fees payable approx. £209.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		











Tenure Freehold Council tax Band F

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

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. 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 : 18th February 2026