Bryce Way, Lawley Village, Telford

2 1 1

£159,950

- First-floor flat
- Two double bedrooms
- Spacious living room
- Two allocated parking spaces
- Close to local shops and schools
- Excellent access to the M54
- Leasehold
- EPC rating B

Situated in Bryce Way, Lawley Village, this two-bedroom first-floor flat offers a practical layout and the benefit of two allocated parking spaces within a residents' car park.

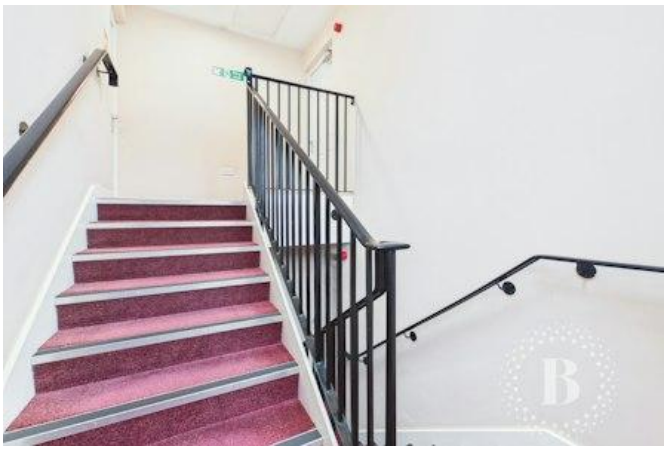
The entrance hallway provides access to all rooms and includes useful storage cupboards. The generously sized living room offers space for both lounge and dining furniture, while a separate kitchen provides a dedicated area for cooking.

There are two double bedrooms, each featuring windows on two sides, alongside a bathroom with a bath, wash basin and WC.

Conveniently positioned close to local amenities, including shops and schools, the property is also a short drive from Telford Town Centre, with its extensive shopping, leisure and dining facilities. Excellent transport links include easy access to the M54, making this an appealing option for commuters, first-time buyers and those looking to downsize.

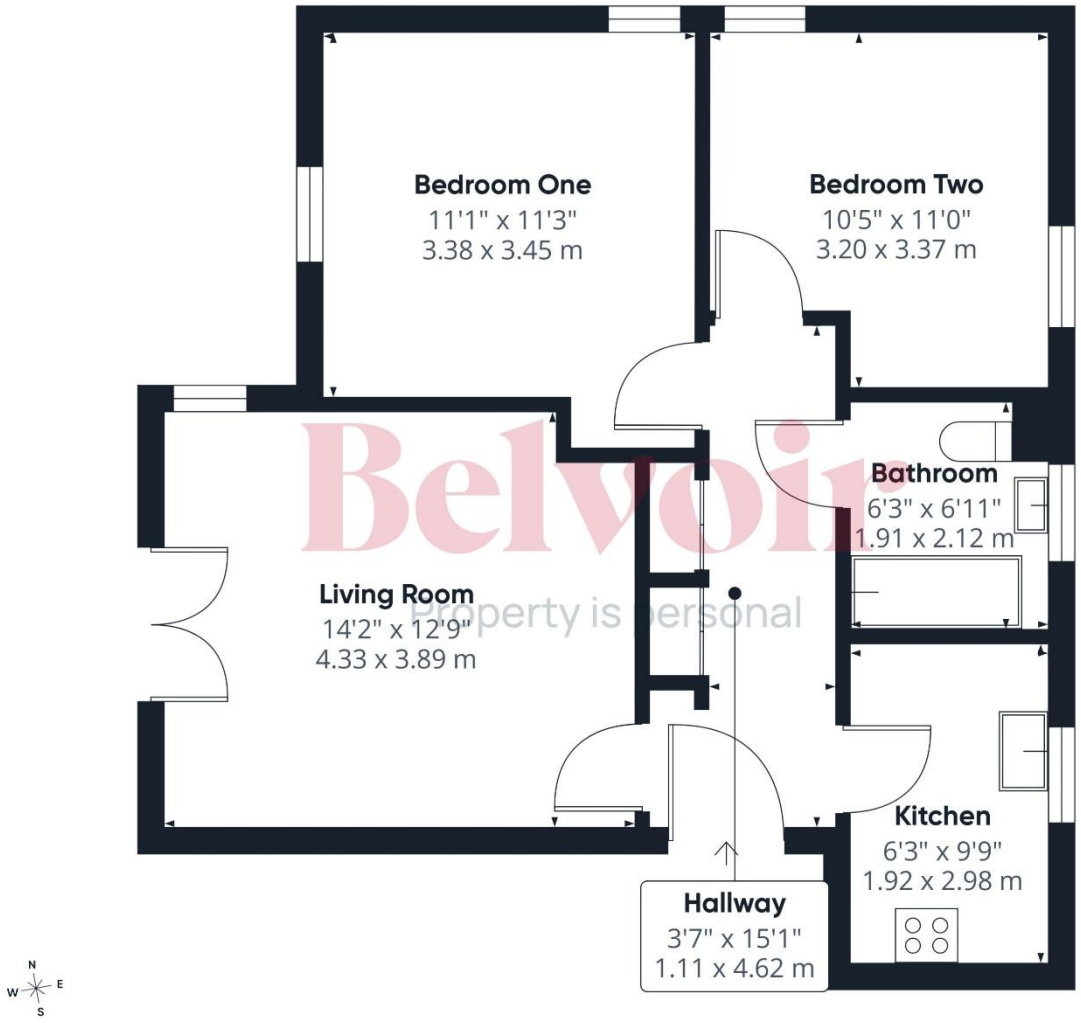
Leasehold / Council Tax Band B / EPC B

Please note: Internal photographs have been digitally altered to remove current tenant's furniture.



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.



Belvoir
Property is personal

Approximate total area(1)
599 ft²
55.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Room Measurements

Living Room 4.33m x 3.89m (14'2" x 12'10")

Kitchen 2.98m x 1.92m (9'10" x 6'4")

Bedroom One 3.45m x 3.38m (11'4" x 11'1")

Bedroom Two 3.37m x 3.2m (11'1" x 10'6")

Bathroom 2.12m x 1.91m (7'0" x 6'4")

Hallway 4.62m x 1.11m (15'2" x 3'7")

Material Information Report QR Code

Belvoir

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