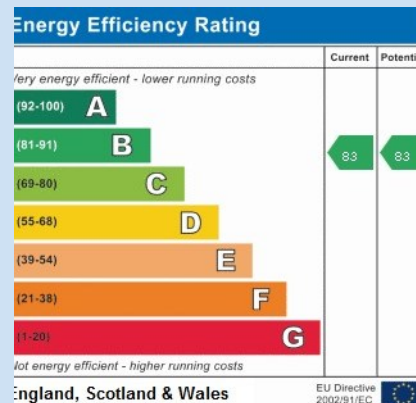


15 Darrall Rd, Lawley Village TF4 2GF



£ 3 1 5, 0 0 0 r e g i o n

Immaculately presented four bedroom family home located in the popular Lawley Village area. The accommodation includes reception hallway with guest cloaks, spacious lounge, study and a large kitchen/diner with patio doors out to the rear. The first floor offers four well proportioned bedrooms (the main bedroom benefits from its own en-suite shower room) plus a family bathroom. There is driveway parking and detached garage to the front and a low maintenance garden to the rear. Local schooling and many amenities are within easy reach and the national road network can be access within five minutes.

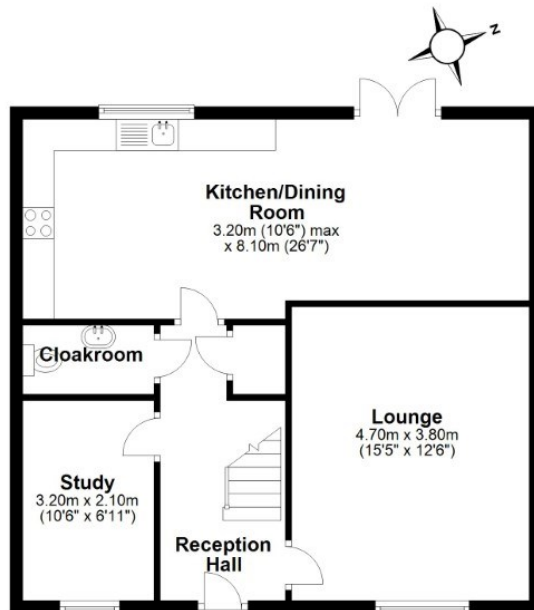






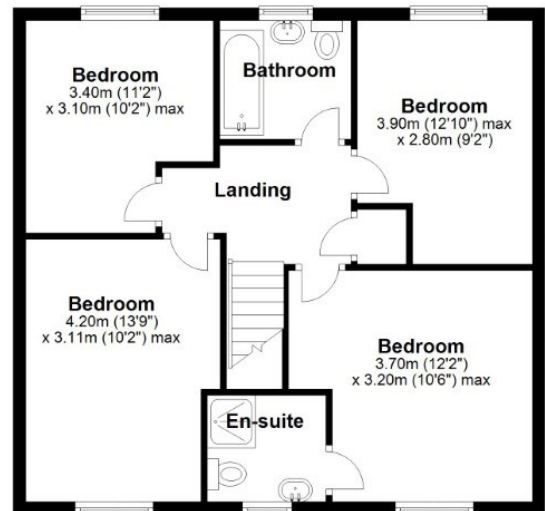
Ground Floor area (not including garage)

Approx. 62.4 sq. metres (671.3 sq. feet)



First Floor

Approx. 63.0 sq. metres (678.4 sq. feet)



Total area: approx. 125.4 sq. metres (1349.7 sq. feet)

Tenure Freehold **Council tax** Band D

There is an estate service charge of approx. £150 p.a.

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 : 14th March 2022