

# Barrack Close, Lawley TF3 5HS



£ 1 5 9 , 9 5 0    r e g i o n

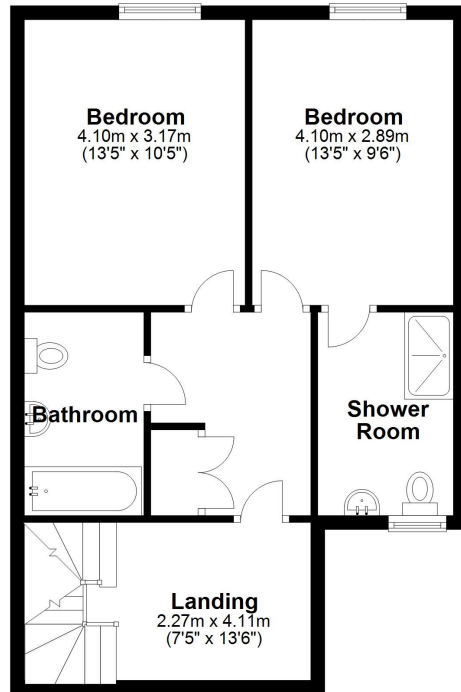
Located in the popular area of Lawley, within walking distance to a huge range of amenities and just a two minute drive to the M54 motorway. This really spacious two bedroom property has accommodation spread over three floors starting with entrance hall with storage cupboard and stairs that lead to the second floor with two double bedrooms, en-suite shower room and a family bathroom. The third floor offers an open plan kitchen, dining room and living area with a small terrace overlooking Lawley Square.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



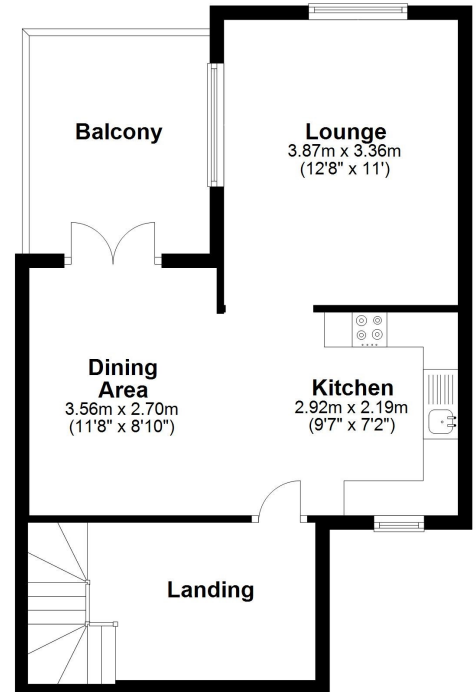
### First Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



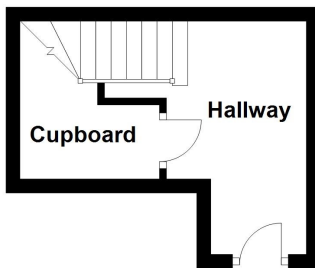
### Second Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



### Ground Floor

Approx. 10.8 sq. metres (116.4 sq. feet)



Total area: approx. 107.3 sq. metres (1154.6 sq. feet)

**Tenure** Leasehold

**Council tax** Band B

**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 : 22nd January 2024