

9 Stainburn Road, Lawley Village TF4 2FS



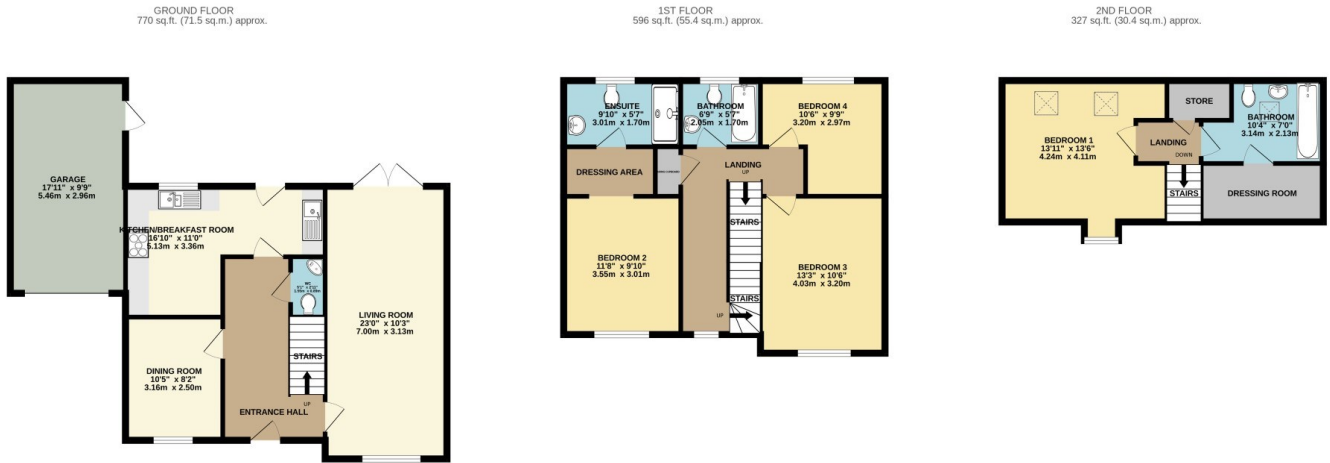
£ 3 5 0 , 0 0 0 r e g i o n

This impressive property offers, lots of kerb appeal, with the entrance to the property via a neat garden area to the front, with views that overlook greenbelt landscape. The property is decorated and maintained to a high standard, providing an ideal family home. Located on the fringes of Lawley, the versatile accommodation is spread over three floors and includes entrance hallway with guest cloaks, an impressive 23ft living room with double doors opening out to the rear landscaped garden. Separate dining room/ family room and a smart L-shaped kitchen/breakfast room with utility. The first floor offers three well proportioned bedrooms (one with dressing room and en-suite shower room) plus a family bathroom, whilst the entire second floor is occupied by a large master suite with dressing room and bathroom. The sunny rear garden is not directly overlooked, recently landscaped, and offers low maintenance with a large patio area for outside dining/relaxing. The driveway is adjacent to the property, ample parking for 2 vehicles and has a single garage. Lawley village benefits from the wide range of nearby local amenities, schooling, gym, medical and dental practices as well as the Horsehay Village Golf Club and excellent access to the national motorway network and Telford Town Centre. Historic Ironbridge and its many options for dining out, walking and enjoying valuable leisure time is just a five minute drive away









TOTAL FLOOR AREA : 1693 sq.ft. (157.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure Freehold **Council tax** Band E

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 : 17th November 2023