

30 Yew Tree Moor, Lawley Village TF4 2FG



£ 3 7 9, 9 5 0 r e g i o n

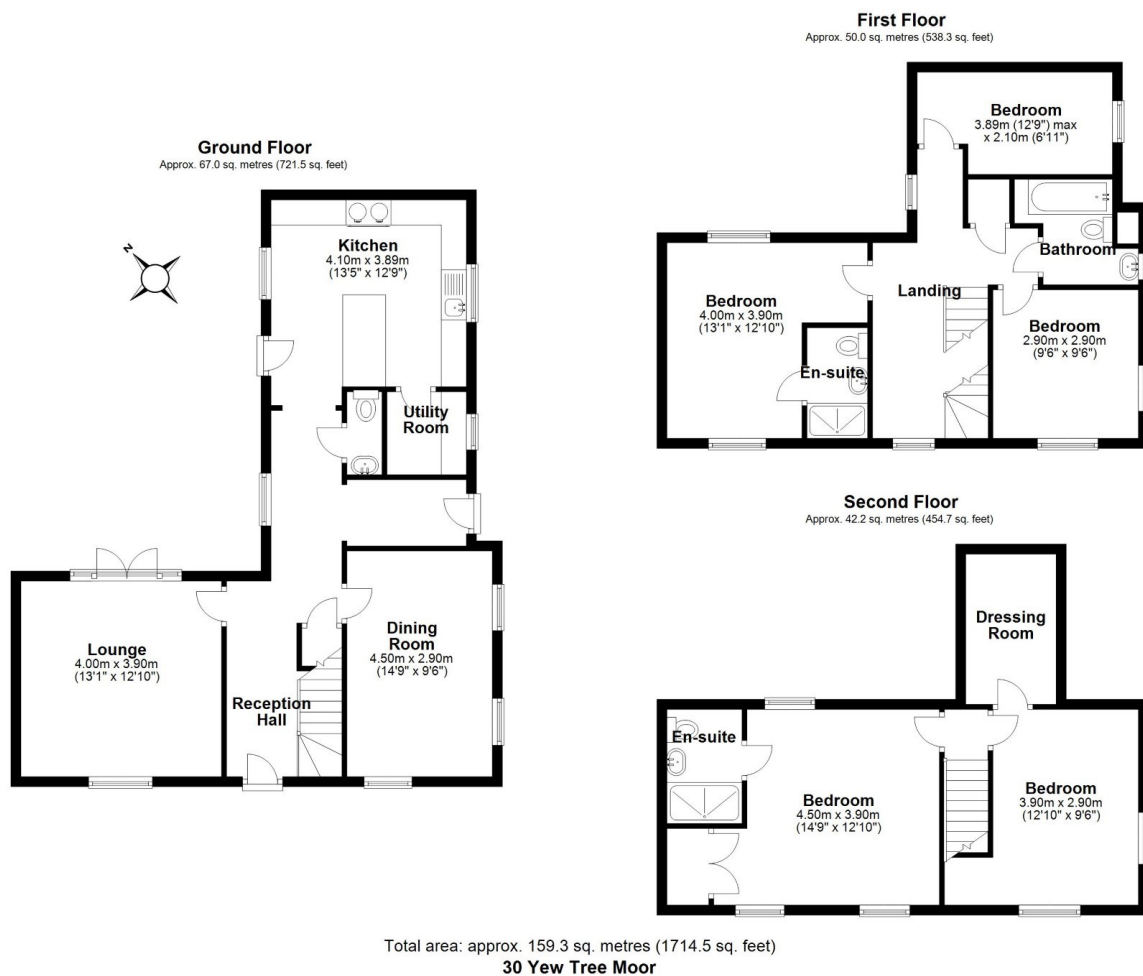
This super family home offers FIVE bedrooms, spacious accommodation and is well located for access to a wide range of amenities. The well presented property offers a layout that includes reception hallway with guest cloaks, lounge, dining room and a stylish kitchen with an adjacent utility room. The first floor features three bedrooms (one with en-suite shower room) plus a family bathroom, whilst there are two further bedrooms on the second floor. The principle bedroom benefits from an en-suite shower room and there is a useful dressing area next to the second bedroom. Externally, there is driveway parking to the front, a single garage and a pleasant low maintenance garden area to the rear. The area offers excellent access to the national motorway network.

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		









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 : 11th March 2024