

54 Lawley Gate, Lawley TF4 2NZ



£ 3 4 2, 5 0 0 r e g i o n

Super four bedroom detached family home with schooling and a wide range of amenities within easy reach including the popular Horsehay Golf Club. The property is situated in a small cul de sac and enjoys views over Horsehay Common to the rear (ideal for walking and cycling). The accommodation includes reception hallway with guest cloakroom, spacious living room with double doors through to the dining room, and kitchen with adjacent utility. The first floor features four bedrooms (the main bedroom benefits from built in wardrobes and its own en-suite shower room) plus a family bathroom. Externally there is driveway parking to the front, an integral garage, a pretty garden and open aspect to the rear. The area offers excellent links to the national road network.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

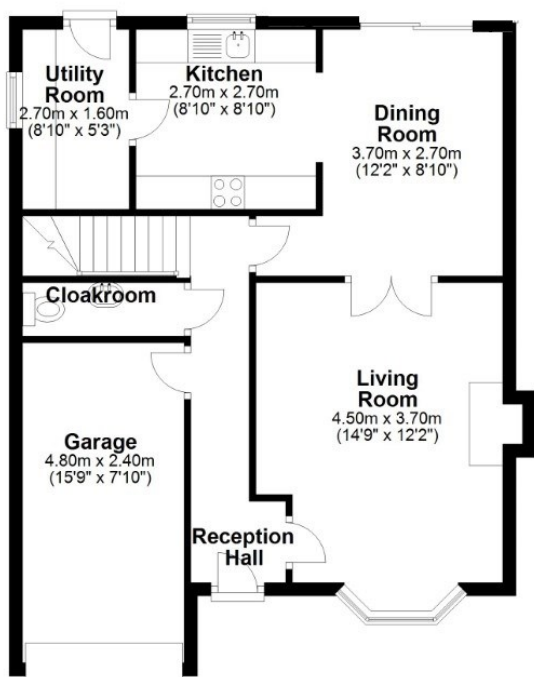






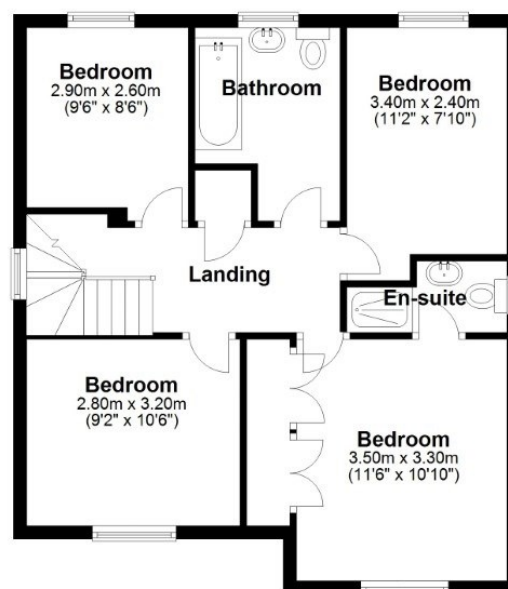
Ground Floor

Approx. 71.5 sq. metres (769.3 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.6 sq. feet)



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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 : 15th January 2023