



Yewtree Moor, Lawley Village

Telford, Shropshire, TF4 2FG

Offers In Excess Of £260,000



GOODCHILDS are pleased to present this beautiful five bedrooms detached house in the popular location of Lawley. Having a stunning kitchen, dining room, lounge, family bathroom, two en-suites, garden and garage. Call Goodchilds for more information today on 01952 70109.

Reception Hall

Reception hall With "Karndean" flooring. Storage cupboard under the stairs, having shelving. Additional exterior Entrance door.

Cloakroom

Cloakroom having low flush WC and vanity wash basin, tiled floor.

Lounge

13'0" x 12'8" (3.97 x 3.87)



Lounge having window to front and French doors into rear garden, heating radiator

Dining Room

14'11" x 9'4" (4.56 x 2.87)



With two heating radiators to rear walls

Breakfast Kitchen

12'7" x 11'6" (3.85 x 3.52)



Breakfast Kitchen with central Breakfast Island (5'3" x 2'11") having drawers and cupboards beneath. 1.5 bowl stainless steel sink unit with right side drainer and flexihose mixer tap. Having a large electric Rangemaster fan oven and grill, 4 ring hob over. Extensive range of work surfaces. Integrated appliances include Dishwasher, fridge and freezer. Door to rear garden.

Utility Room

5'3" x 5'1" (1.62 x 1.57)

Utility Room with a range of work surfaces with cupboards beneath. Plumbing for appliance, floor and wall tiling, Cupboard housing gas fired central heating boiler.

Master Bedroom

15'7" x 12'9" (4.75 x 3.91)



Having recessed fitted double wardrobe with sliding mirror doors, radiator, En Suite Shower Room.

Bedroom Two

12'9" x 9'5" (3.89 x 2.89)



With fitted wardrobes to one corner and a heating radiator.

Bedroom Three

12'9" x 8'9" (3.90 x 2.69)



Having a heating radiator. En-suite shower room having wall tiling, low flush WC, wash basin and shower cubicle, tower radiator.

Bedroom Four

9'4" x 9'4" (2.87 x 2.87)



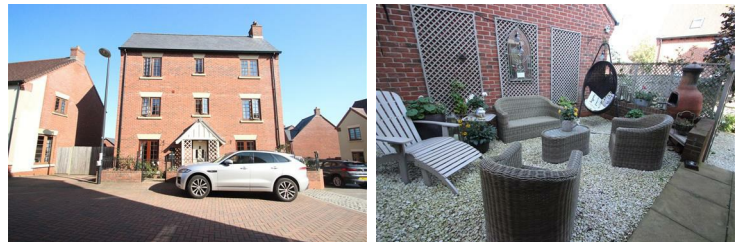
Having a heating radiator and views to the rear.

Bedroom Five

12'8" x 6'9" (3.88 x 2.08)

With a heating radiator and views to the rear.

Outside



The property has a low maintenance split level gravelled garden with some shrubs and climbers. At the side of the house there is a double gate and tarmac driveway.

Bathroom

Bathroom with a panelled bath, low flush WC, wash hand basin and a heated chrome tower radiator.

Garage

17'6" x 9'10" (5.35 x 3.02)

Brick built garage with up and over shutter door.

Agents Disclaimer

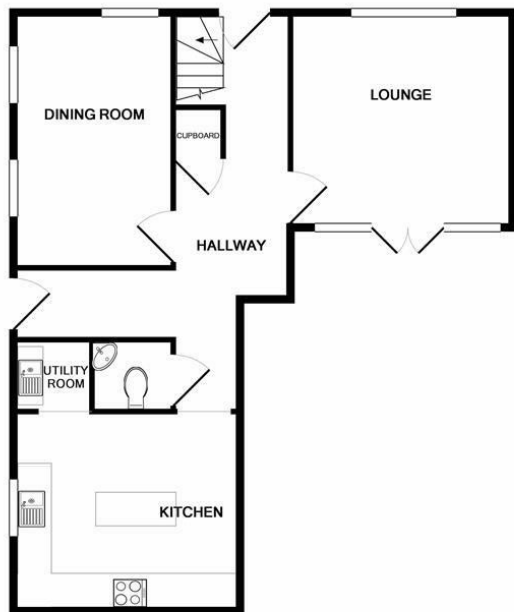
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1. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office in Wellington and we will try to check the information for you. The information in these property details is believed to be accurate but Goodchilds does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein. If you wish to ask a specific question about this property, please speak to the sales advisor, who has inspected the property.

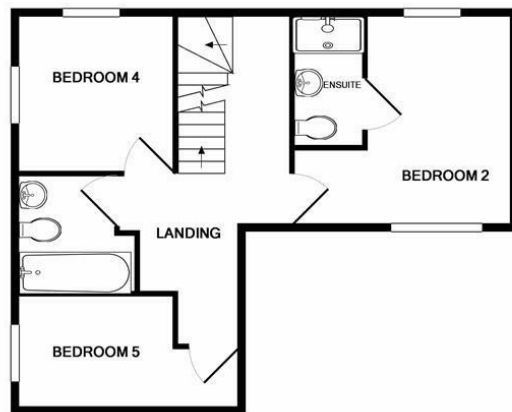
2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent (included in brackets and correct to within 3 inches) is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments or new carpets etc.

PROPERTY LETTING – GOODCHILDS have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

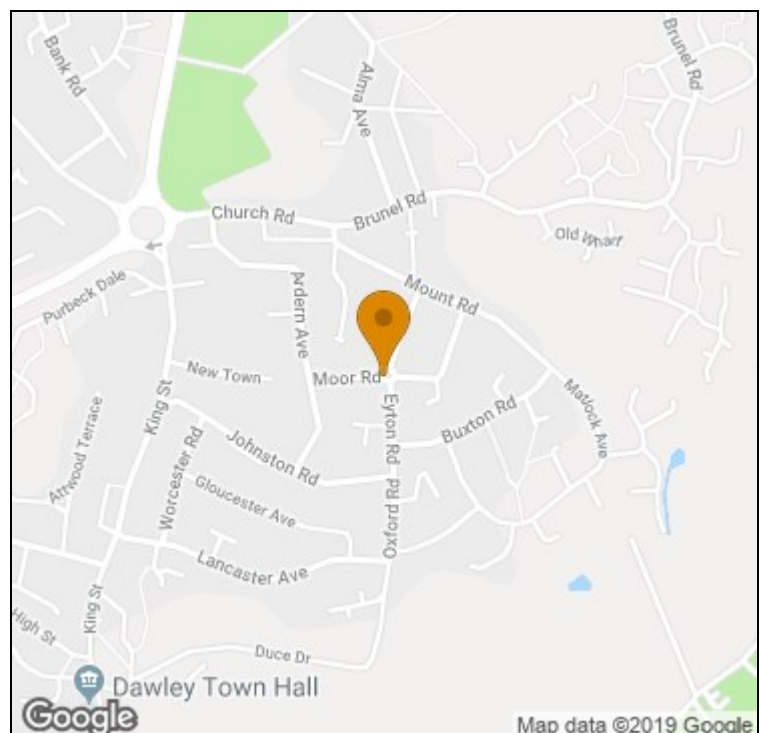


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		76	77
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