



The Cloisters, Lawley, Telford



4



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£260,000

- Four Bedrooms
- Master Ensuite
- Kitchen / Diner
- Ground Floor WC
- Laundry/Utility Room
- Driveway
- Freehold
- EPC rating U

Because property is personal with...

Belvoir



The Cloisters, Lawley

Four-bedroom semi-detached family home | No upward chain | Private driveway | Landscaped rear garden | Master bedroom with en suite. A beautifully presented and spacious four-bedroom semi-detached house, situated in the highly popular area of Lawley and offered for sale with no upward chain. The property provides approximately 996 sq ft of well-planned accommodation and would make an excellent family home. The ground floor comprises a welcoming and spacious hallway, a comfortable living room with feature fireplace, downstairs WC, useful utility/laundry room and an impressive kitchen/diner offering plenty of space for family dining and entertaining. To the first floor are four bedrooms, including a well-proportioned master bedroom with modern en-suite shower room, together with a family bathroom. The additional bedrooms offer excellent flexibility and could accommodate children, guests or a home office/study. Outside, the property benefits from a private gated driveway and a well-maintained, landscaped rear garden. Predominantly laid to lawn, the garden also features a patio area, creating an ideal space for outdoor dining, barbecues and relaxing in the sunshine. Located in the popular Lawley development, the property is conveniently positioned for local shops, schools and medical facilities, with further amenities and transport links available within the wider Telford area. The combination of four bedrooms, generous living accommodation, a private garden and the significant benefit of no upward chain makes this a particularly appealing family home.

FREEHOLD / COUNCIL TAX BAND C / EPC RATING TBC / BOURNVILLE VILLAGE TRUST MANAGMENT FEE APPLICABLE APPROX. £260.04 - PAID ANNUALLY

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



Living Room 3.2m x 4.41m (10'6" x 14'6")

Kitchen/Diner 5.32m x 3.35m (17'6" x 11'0")

Laundry Room 1.54m x 1.23m (5'1" x 4'0")

Master Bedroom 3.17m x 3.79m (10'5" x 12'5")

Ensuite 1.17m x 2m (3'10" x 6'7")

Bedroom Four 2.07m x 2.21m (6'10" x 7'4")

Bedroom Three 2.08m x 2.59m (6'10" x 8'6")

Bedroom Two 3.15m x 3.3m (10'4" x 10'10")

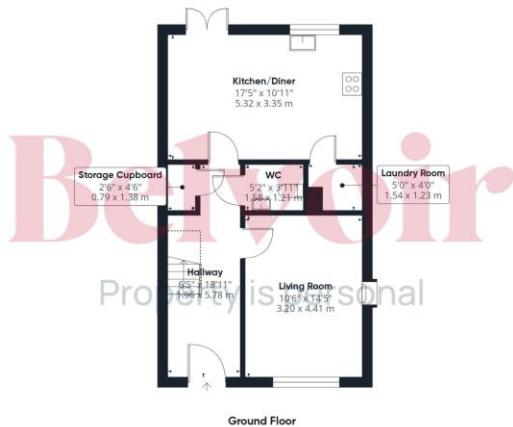
WC 1.58m x 1.21m (5'2" x 4'0")

Bathroom 1.66m x 1.98m (5'5" x 6'6")

Hallway 1.96m x 5.78m (6'5" x 19'0")

Landing 2.09m x 4.25m (6'11" x 13'11")

Storage Cupboard 0.79m x 1.38m (2'7" x 4'6")



Belvoir
Property is personal

Approximate total area^m
996 ft²
92.5 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



QR Codes – Virtual Tour and Material Information

