

95 Glendale, Lawley Village TF4 2BF



£ 3 0 9, 9 5 0 r e g i o n

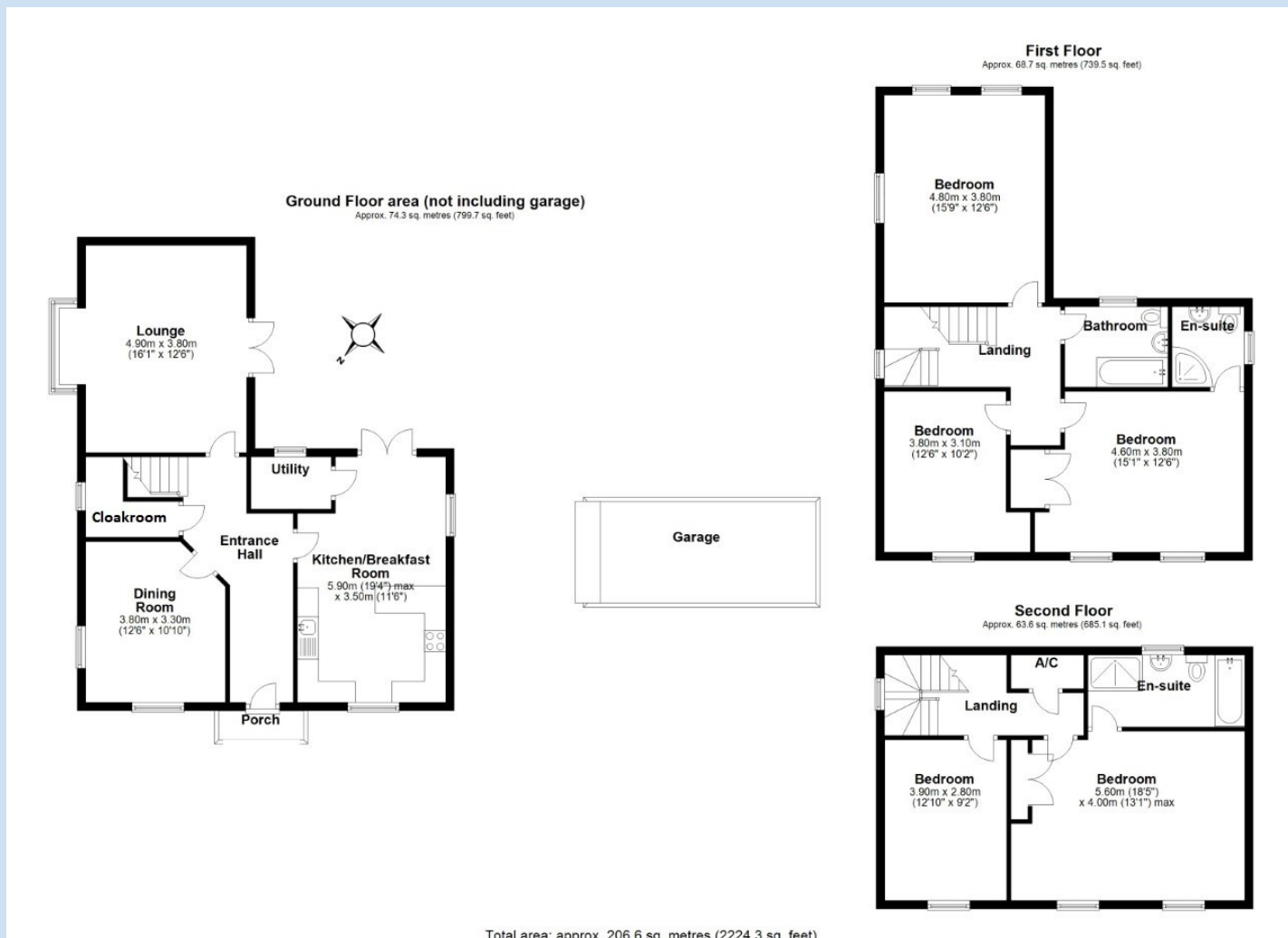
Immaculately presented throughout and offering approximately 2224 sq ft of living space spread over three floors. This five bedroom property sits on the fringes of the Lawley Village overlooking open countryside. The beautifully presented accommodation includes stone effect entrance porch, centrally located entrance hall, spacious lounge, dining room, open plan kitchen/breakfast room, and guest cloaks. Three bedrooms are located on the first floor (the largest bedroom benefits from its own en-suite shower room) plus a family bathroom. In addition there are a further two bedrooms situated on the second floor with the main bedroom again having its own spacious en-suite with bath and separate double shower cubicle. Driveway parking and garage to the side, well maintained south facing garden. Easy access to Lawley's many amenities and a two minute drive gives access to the M54 motorway.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC









Tenure Freehold **Council tax** Band F

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 : 24th August 2020