

# 67 Clips Moor, Lawley TF4 2FL



## £159,950 region

Super two bedroom apartment situated in the favoured residential area of Lawley with the bonus of a large balcony area from which to enjoy the sunshine and views. The spacious layout includes entrance hallway, lounge/dining area with double doors out to balcony area, kitchen, two bedrooms and a smart bathroom. Both the dining area and main bedroom enjoy access to the sun terrace. There is an allocated parking space in the nearby parking area and the area offers a wide range of amenities including a Morrisons supermarket, doctors, dentist, gymnasium, primary school and a public house. There is excellent access to the M54 motorway which is located approximately one mile away.

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





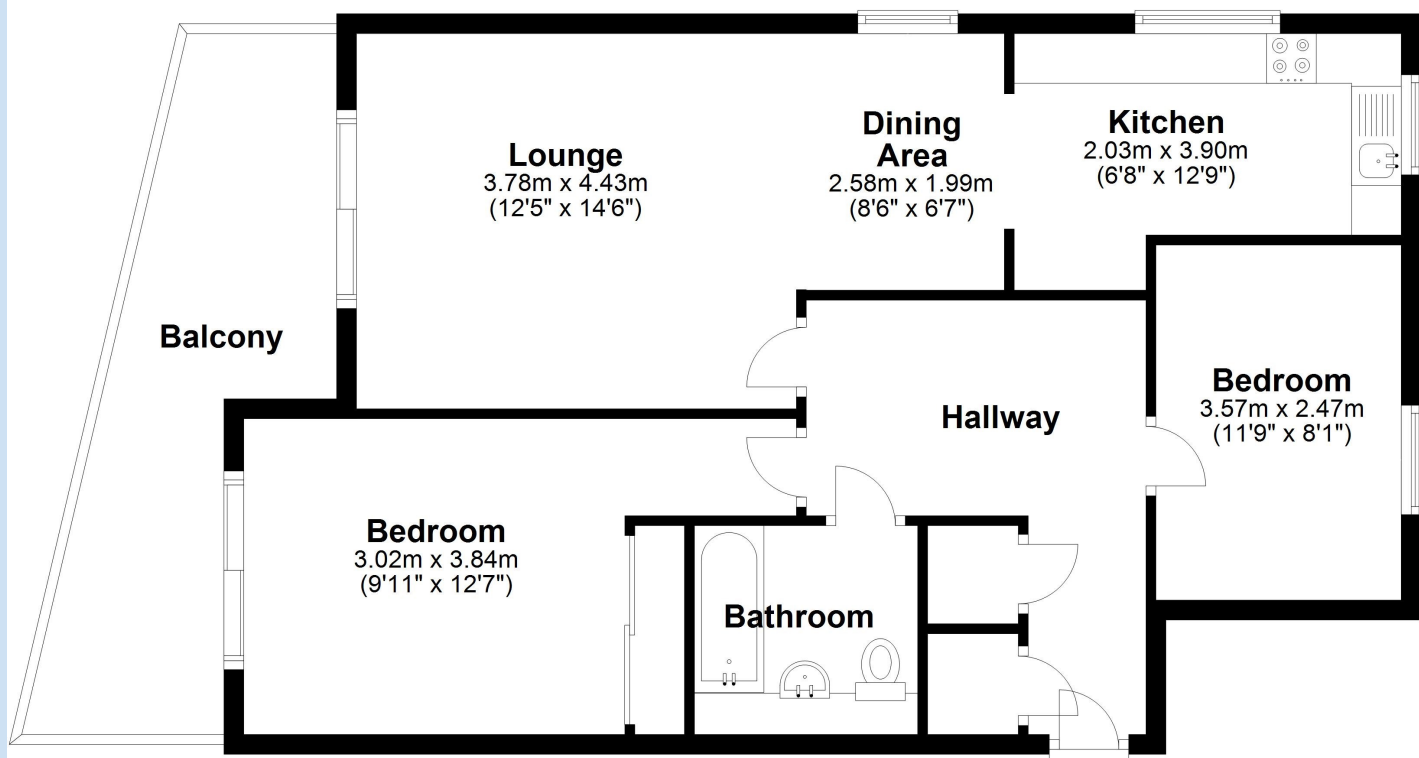






## Second Floor

Approx. 73.9 sq. metres (795.2 sq. feet)



Total area: approx. 73.9 sq. metres (795.2 sq. feet)

**Tenure** Leasehold    **Council tax** Band B

**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 : 1st June 2023