

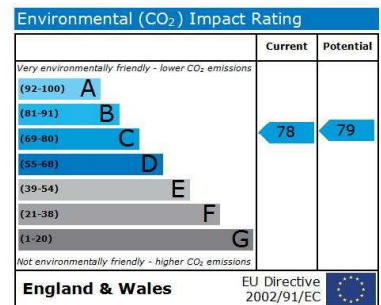
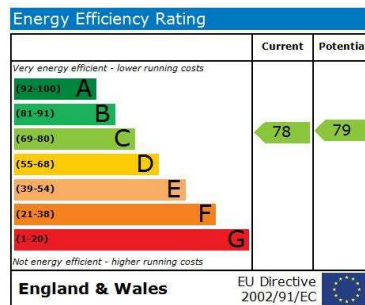
# 55 Yew Tree Moor, Lawley Village TF4 2FG



£229,950 region

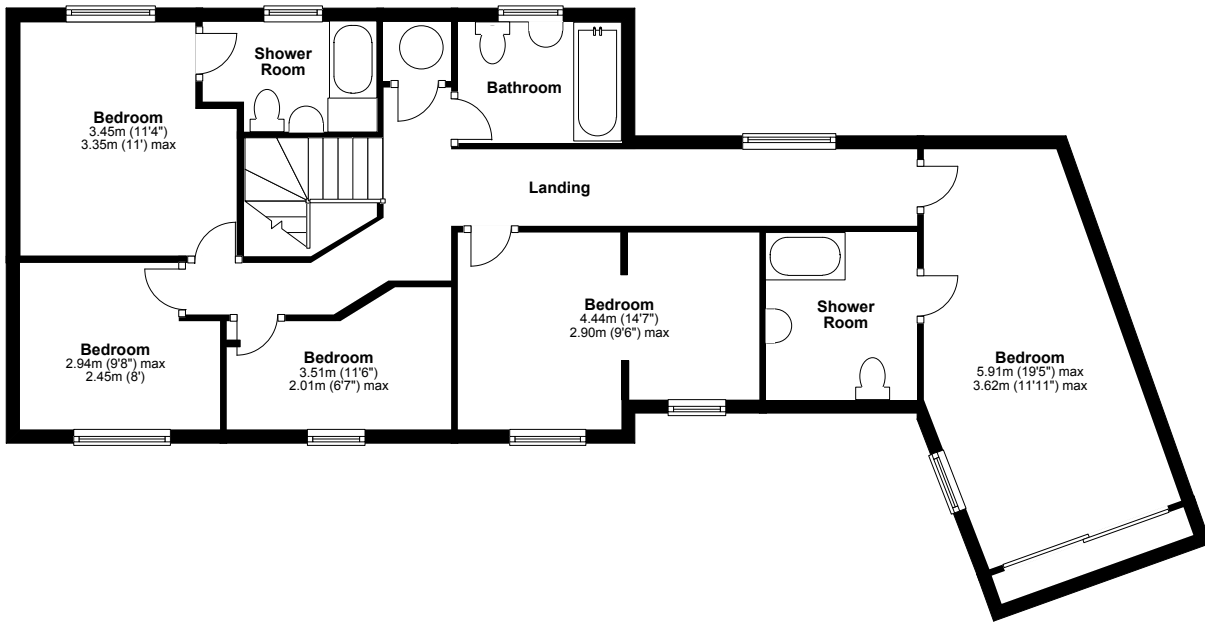
**\*PART EXCHANGE PROPERTY**

**CONSIDERED\*** Beautifully presented modern town house in this desirable area. Built to a unique design 'Linley Special', former show home. Well appointed accommodation throughout with the benefit of two reception rooms, guest cloaks, kitchen and ground floor utility. The first floor comprises FIVE bedrooms, main bathroom and two en suites. Double garage, parking for three vehicles and rear garden. A great family home offering much style and space, no upward chain.



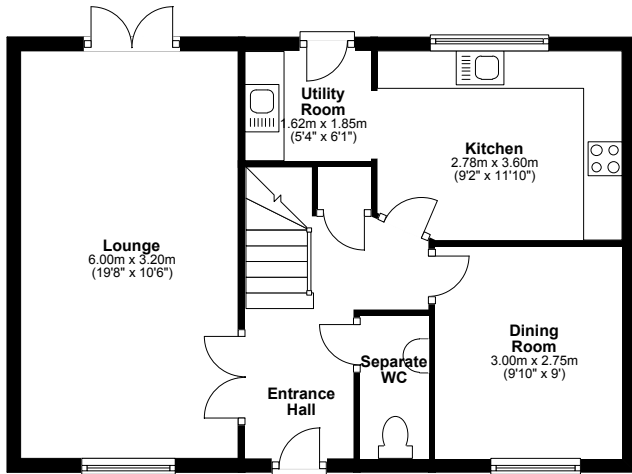
### First Floor

Approx. 82.6 sq. metres (889.4 sq. feet)



### Ground Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



**Tenure** We are advised that the property is Freehold, however we have not checked the legal title.

**Council Tax** We are advised that the property is in band E, however we have not checked this with the local authority.

**Please note** : There is an annual service charge for this property.

**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 : 22nd October 2011 Ref: 774 Price amendment £249,950 to £239,950 (15th Nov 2011)  
Price amendment £239,950 to £234,950 (16th December 2011) Price amendment £234,950 to £229,950 (27th April 2012)

