

# 8 Forest Close, Shawbirch TF5 0LA



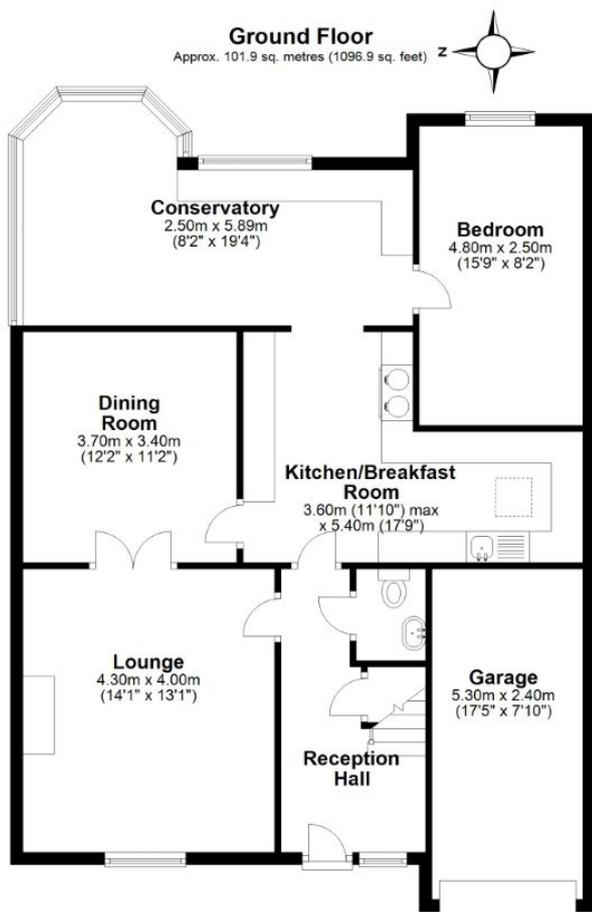
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Very spacious family home located in the Shawbirch area with good access to local schooling and amenities. The accommodation includes reception hallway with W.C., large lounge, dining room, kitchen/breakfast room, P-shaped conservatory and a ground floor bedroom. The first floor features four bedrooms and a large family bathroom with corner bath and shower. Driveway parking and garage to the front, enclosed garden to the rear with patio area, decking and two useful garden sheds (one with electric). The location offers excellent access to the national road network.









Total area: approx. 169.9 sq. metres (1829.2 sq. feet)

**8 Forest Close**

**Tenure** Freehold

**Council tax** Band C

**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 : 10th March 2022