

Lansdowne, Yew Tree Drive, Lilleshall TF10 9HZ

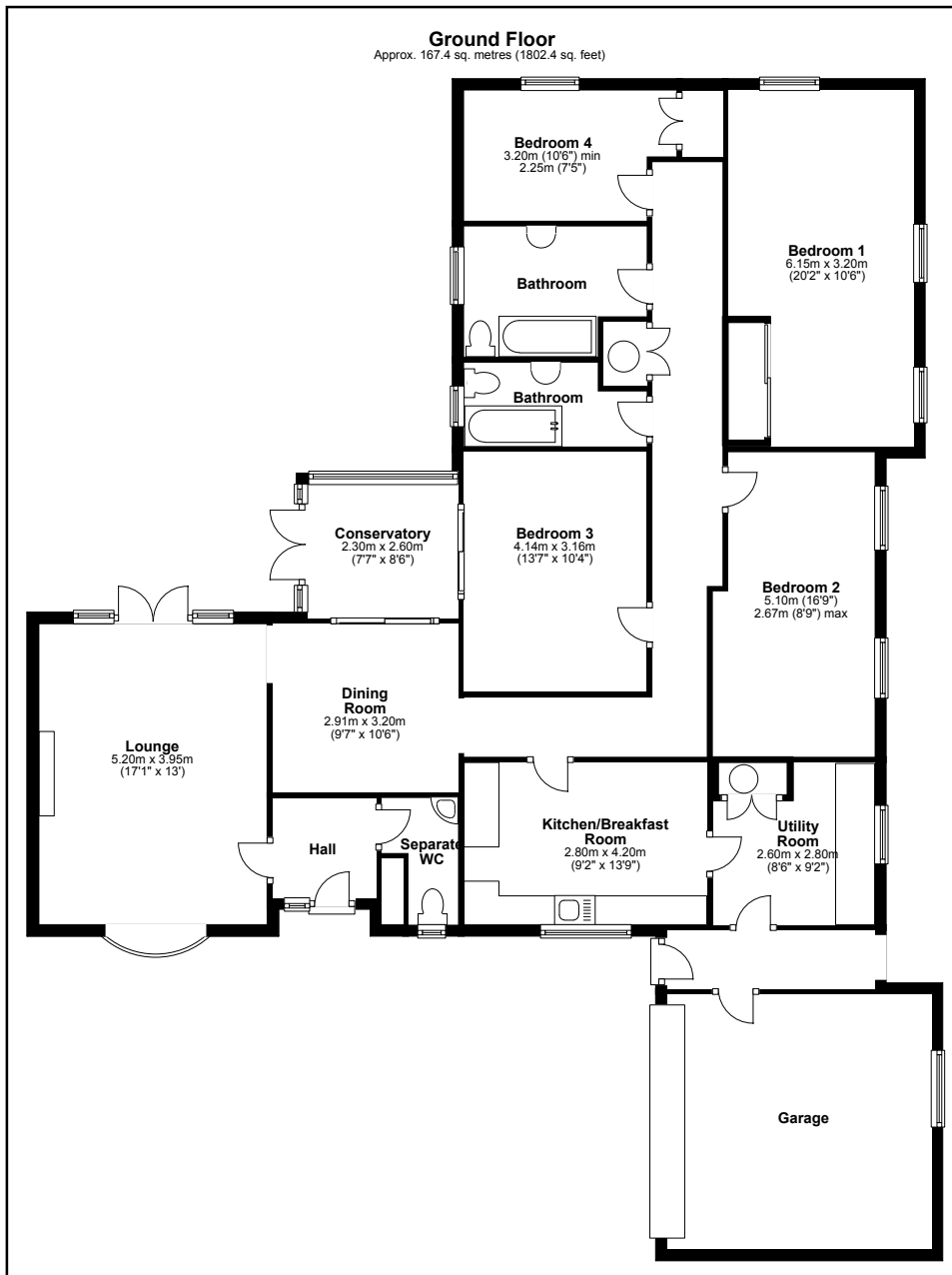


£349,950 region

Fantastic opportunity to purchase a detached bungalow in this beautiful location standing on a private driveway. Extensive accommodation throughout which could be configured in many ways. Double garage, driveway and well presented garden to rear. Handily placed for commuter links and set in the desirable village of Lilleshall. No Upward Chain and must be viewed internally.

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E	54	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
				57	67
					66





Tenure Freehold

Council Tax We are advised that the property is in Band F, however we have not confirmed this with the local authority.

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 : 21st June 2010

Ref: 792

Price amendment £389,950 to £371,950 (18th June 2012)

Price amendment £371,950 to £349,950 (13th Sept 2012)



