



00 Duddell Street, Telford, TF4 2GL

Offers in excess of £335,000

A modern and attractive four-bedroom family home situated in the popular Lawley Village development.

The property offers approximately 1,140 sq ft of well-planned accommodation, comprising a welcoming entrance hall, spacious lounge, generous kitchen/dining room, utility room and WC to the ground floor.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom.

The property benefits from an appealing modern exterior, established front garden and driveway parking, along with a garage. The property has versatile accommodation and is ideal for families or those requiring home-working space.

Lawley Village offers a range of shops, schools, medical facilities, cafés and leisure amenities, with Telford town centre close by. Excellent transport links include easy access to the M54 motorway, A442 Queensway and Telford Central railway station, making the property well placed for both local and regional commuting.

A superb opportunity to purchase a spacious, modern family home in a well-connected and popular location.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

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



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