



SAMUEL WOOD

8 Daker Row, Lawley Village, Telford, Shropshire, TF4 2GQ

Offers In The Region Of £250,000







# 8 Daker Row

Lawley Village, Telford, Shropshire, TF4 2GQ



- Stylish 3/4 Bedroom Three-Storey Home
- Ground Floor Study & Cloakroom
- 3/4 Bedrooms & Two Bathrooms
- Single Garage and Parking Space
- Excellent Amenities & Transport Links
- Flexible Layout Ideal For Families
- Open-Plan Kitchen with Garden Access
- Low-Maintenance Garden, Garage & Parking
- No Upper Chain for Easy Move
- EPC Rating C

This stylish and contemporary four-bedroom, three-storey home offers a rare opportunity to purchase in the ever-popular Lawley Village with the added benefit of NO UPPER CHAIN. Designed with versatility in mind, the property provides flexible accommodation, making it well-suited to modern family living or those seeking extra space for home working.

The ground floor comprises a bright and welcoming hallway with cloakroom/WC, a dedicated study ideal for working from home, and a spacious open-plan kitchen/living or dining area. This sociable heart of the home is finished with sleek fittings and enjoys an abundance of natural light, with large patio doors opening directly onto the enclosed, low-maintenance rear garden.

On the first floor, there is a generously sized double bedroom with en-suite shower room, complemented by a second versatile room that can serve equally well as a bedroom, guest room, or additional living room. A further staircase rises to the top floor, which hosts two well-proportioned bedrooms along with a contemporary family bathroom.

Outside, the property benefits from a garage and parking space to the rear, providing both practicality and convenience.

Lawley Village itself offers a wide range of local amenities including shops, schools, restaurants and leisure facilities, with excellent road links via the nearby M54 making this an ideal base for commuters.

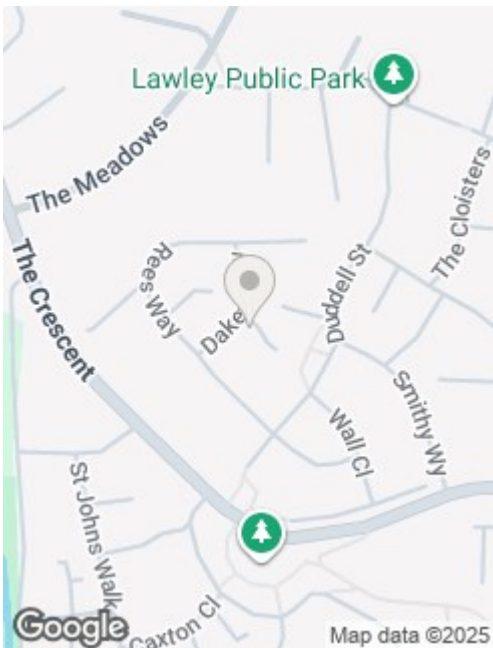
This is a modern, flexible property that blends style, functionality, and location - a superb opportunity not to be missed.











## Directions

Please use the what3words app to locate the property by following [///breeding.manual.riverside](https://www.what3words.com/#!/breeding.manual.riverside) This will take you outside the property.

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 15 Mbps, Superfast 48 Mbps & Ultrafast 1800 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Service Charge: £250 PA for maintenance of communal external areas.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG  
Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

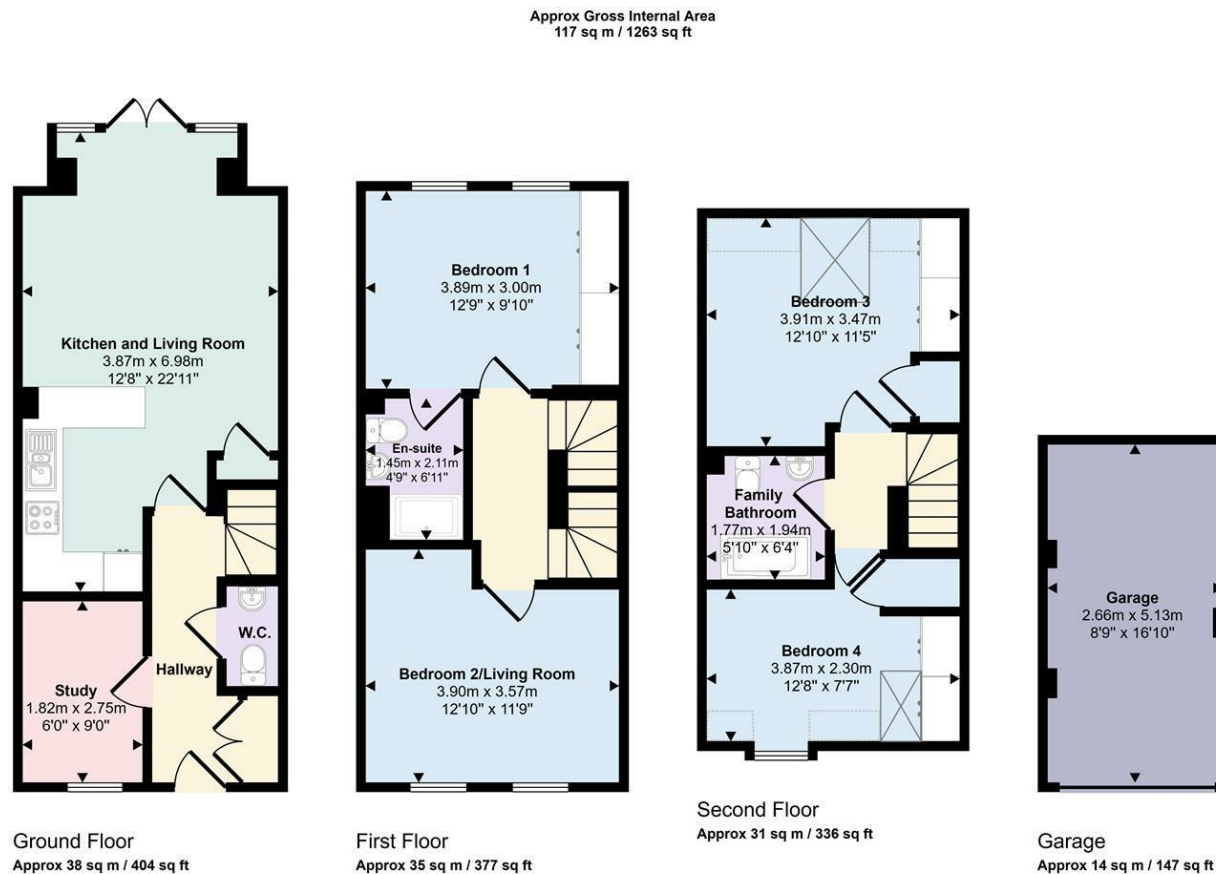












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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