



£830 Per Month

22 Smallhill Road, Lawley Village, Telford, TF4 2FW

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**\*FIRST FLOOR FLAT\*\*AVAILABLE NOW\*** Welcome to this charming first-floor flat located on Smallhill Road in the desirable Lawley Village, Telford. This delightful property features two a double room, and a second single room. As you enter the flat, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that you can make the most of the available space. The flat boasts a modern bathroom, designed for both functionality and comfort. The kitchen is well-equipped, providing all the essentials for your culinary adventures. With central heating and double glazing throughout, you can enjoy a cosy environment all year round, regardless of the weather outside. One of the standout features of this property is the allocated parking, which adds convenience to your daily routine. Situated in a vibrant community, Lawley Village offers a range of local amenities, including shops, parks, and excellent transport links, making it easy to explore the wider Telford area. This flat is available for rent at £829.21 per month, presenting a fantastic opportunity for those looking to settle in a welcoming neighbourhood. If you are seeking a comfortable and well-located home, this property is certainly worth considering. Don't miss the chance to make this lovely flat your new home. Please note this flat can only accommodate children over 7.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

