

# 10 Croft Fold, Dawley Bank TF4 2QD



## £ 1 5 0 , 0 0 0 r e g i o n

This three-bedroom end-terrace home enjoys a desirable position overlooking a peaceful grassed area and is conveniently close to local schools and the wide range of amenities in nearby Lawley. The property features a practical porch leading into a bright entrance hallway with a guest W.C., a generous lounge ideal for relaxing or entertaining, and a well-equipped kitchen perfectly suited for modern living. Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing comfortable and versatile living spaces. Outside, the front garden is neatly gravelled for easy upkeep, while the south-facing rear garden is well-maintained and low maintenance, offering a private outdoor space complete with a useful garden shed. Offering a blend of practicality and comfort in a good location, this home is an excellent choice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



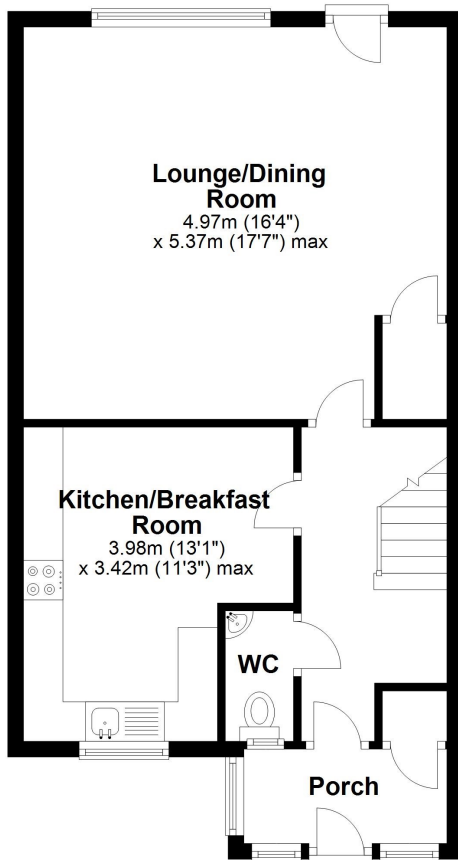




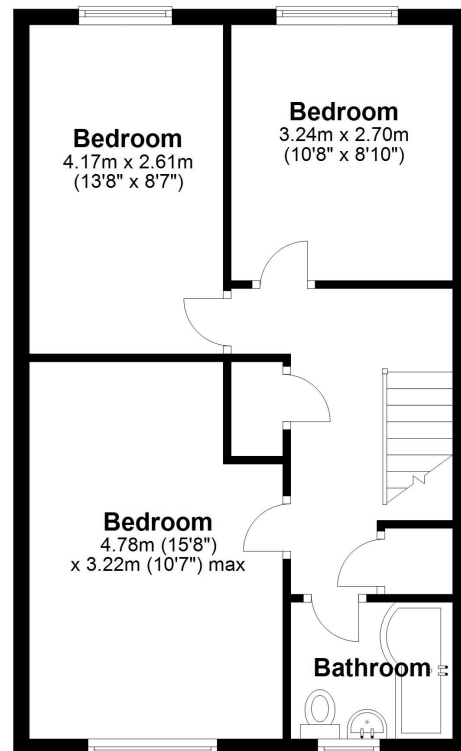




**Ground Floor**  
Approx. 51.9 sq. metres (559.0 sq. feet)



**First Floor**  
Approx. 48.9 sq. metres (526.0 sq. feet)



Total area: approx. 100.8 sq. metres (1085.0 sq. feet)

**Tenure** Freehold **Council tax** Band A

**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 : 19th December 2024