

# HARWOOD

## THE ESTATE AGENT

### 01952 881010

## 17 Harp Lane, Dawley TF4 3LP



# £ 2 5 0 , 0 0 0

This well-proportioned three-bedroom family home is ideally located for convenient access to local schools and amenities, making it an excellent choice for families. The property boasts spacious and versatile living accommodation, ample driveway parking, and an impressively large and beautifully maintained rear garden, perfect for outdoor activities and relaxation. Upon entering, the reception hallway provides useful storage cupboards to keep the space organized and clutter-free. The ground floor features a generously sized lounge and dining area, ideal for entertaining or family gatherings, along with a versatile office or family room, offering flexibility for work or leisure. The kitchen is thoughtfully designed, and the former garage has been converted to create a hobby room and a convenient utility/ W.C., adding even more functional living space. The first floor comprises two well-proportioned double bedrooms, a comfortable single bedroom, and a family bathroom equipped with both a bathtub and a separate shower, ensuring practicality for a busy household. Externally, the property is equally impressive. The driveway offers ample parking space, while the expansive rear garden is beautifully presented and includes a practical garden shed, providing additional storage. The garden's size and condition make it a standout feature, offering endless possibilities for outdoor enjoyment.

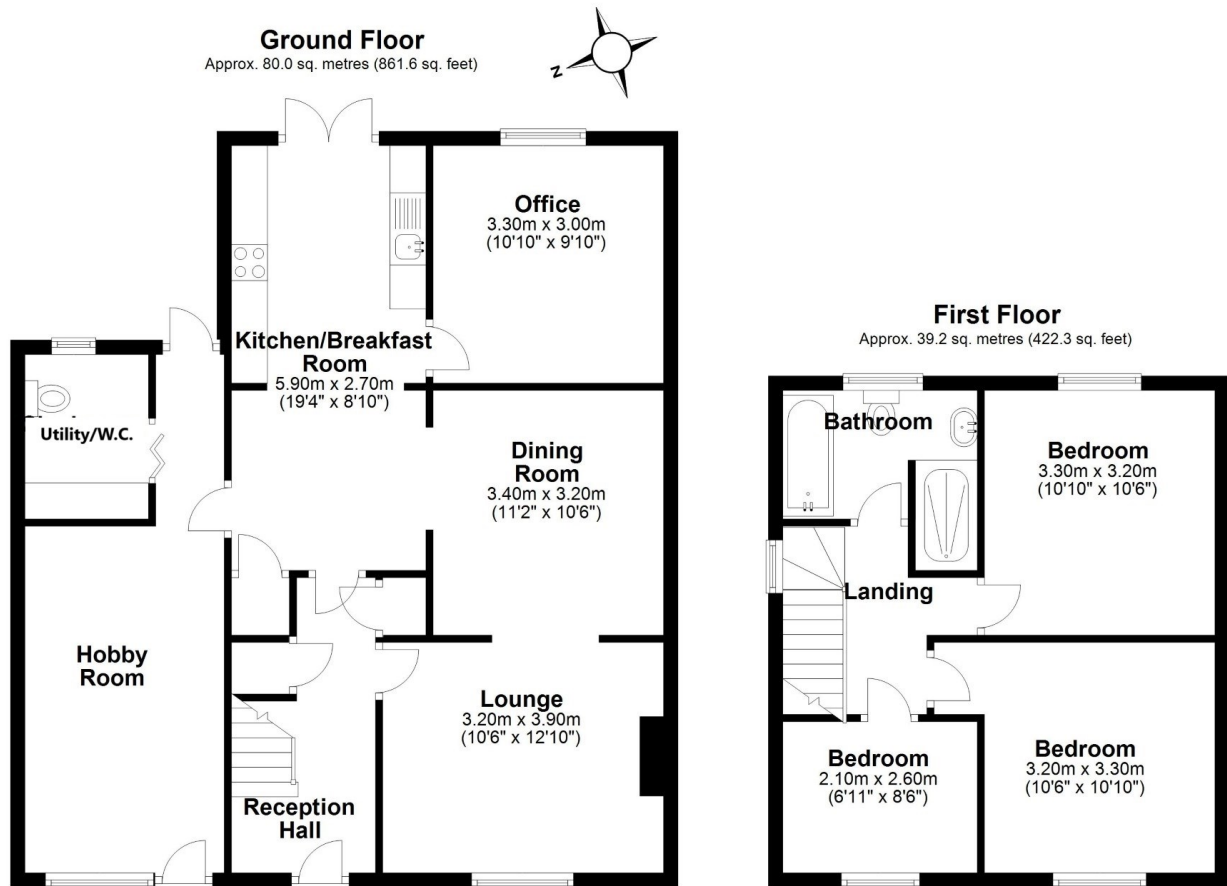
In summary, this super property combines generous living spaces with excellent outdoor amenities, making it an outstanding option for families seeking comfort, convenience, and versatility.











**17 Harp Lane**

**Tenure** Freehold    **Council tax** Band B

**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 : 17th December 2024