

HARWOOD

THE ESTATE AGENT

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47 Conroy Drive, Dawley TF4 2RW



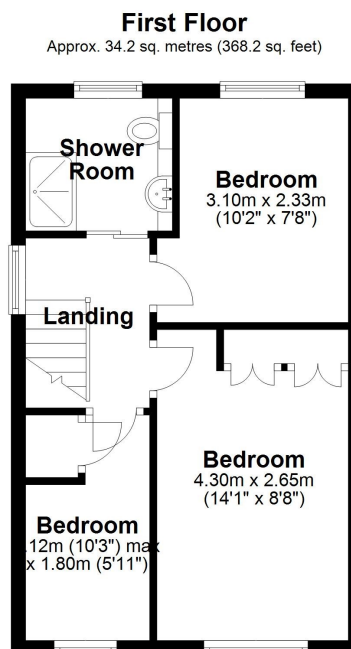
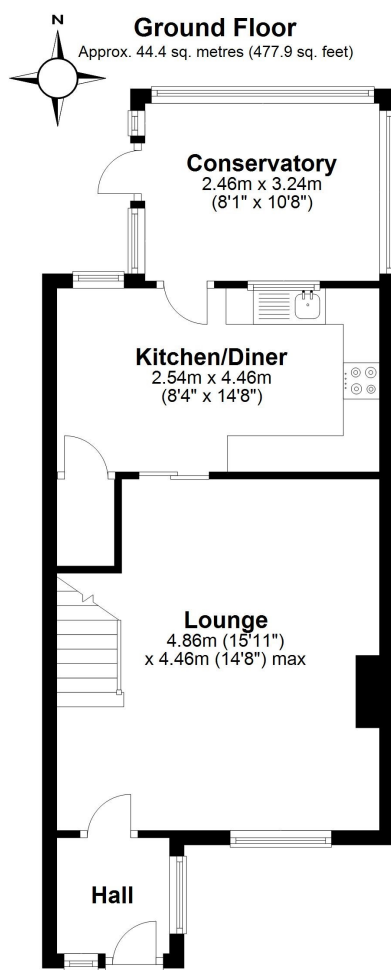
£ 2 4 9, 9 5 0 region

This spacious three-bedroom detached family home is conveniently situated close to Dawley's schools and local amenities. The ground floor features an entrance lobby leading to a generous lounge, which opens into the kitchen/diner, complete with a useful under-stairs storage cupboard. An adjacent conservatory provides lovely views of the garden. Upstairs, there are two double bedrooms, a single bedroom, and a contemporary shower room, with the main bedroom benefiting from fitted wardrobes. The property boasts a long driveway at the front, offering ample parking, along with a detached garage/workshop and a low-maintenance rear garden. Telford Town Centre, with its wide range of shops, restaurants, entertainment options, and essential services, is conveniently accessible within a 10-minute drive. Additionally, the M54 motorway is just a short drive away, providing excellent transport links to Wolverhampton, Birmingham, and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		







Total area: approx. 78.6 sq. metres (846.0 sq. feet)

Tenure Freehold

Council tax Band C

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 : 12th March 2025