

# HARWOOD

## THE ESTATE AGENT

01952 881010

### 31 Princess Anne Gardens, Dawley TF4 3QU



## £ 1 3 9, 9 5 0 region

This well-presented two-bedroom home is offered for sale with no onward chain and is ready for its next owners.

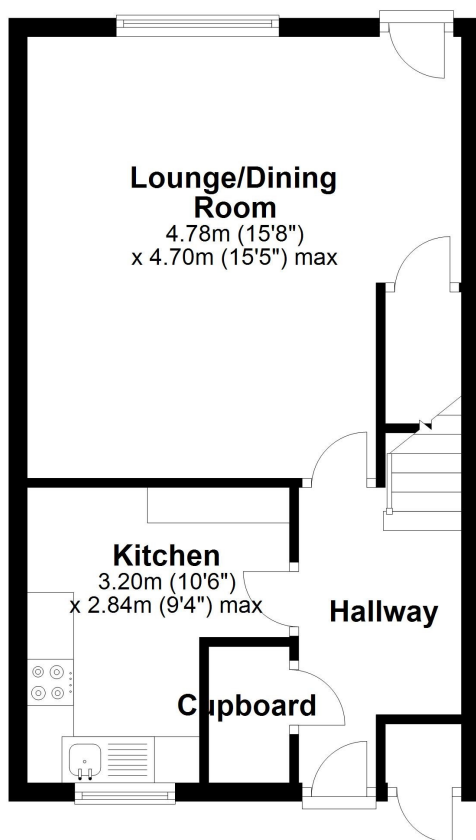
The layout includes an entrance hallway with a handy storage cupboard, a spacious lounge/dining area, and a kitchen. Upstairs, you'll find two generously sized bedrooms and a family bathroom. The main bedroom benefits from a built-in storage cupboard, with an additional cupboard conveniently located on the landing. The property boasts wraparound gardens, providing ample space for relaxation or a children's play area. There is nearby communal parking and easy access to local schooling and amenities.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

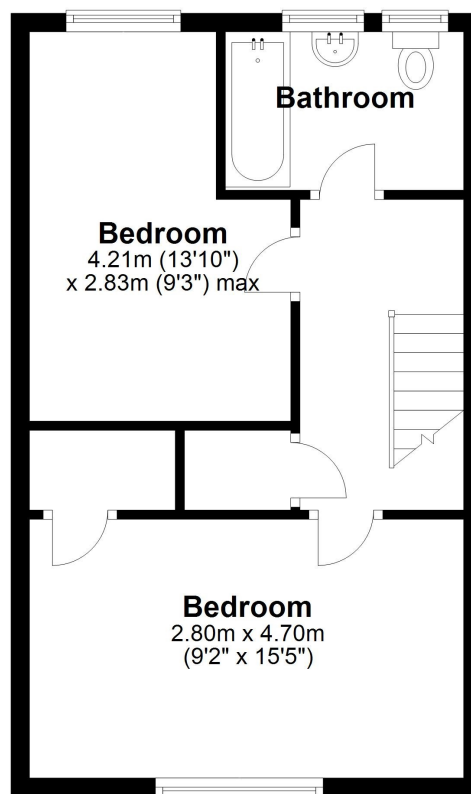




**Ground Floor**  
Approx. 38.0 sq. metres (408.6 sq. feet)



**First Floor**  
Approx. 38.0 sq. metres (408.6 sq. feet)



Total area: approx. 75.9 sq. metres (817.2 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 : 13th March 2025