

# HARWOOD

## THE ESTATE AGENT

01952 881010

### 50 Princes End, Dawley Bank TF4 2JW



## £ 200,000 region

Immaculately presented throughout, this spacious home offers stylish and versatile family living, complemented by a dedicated work-from-home space. The thoughtfully designed layout includes a welcoming entrance hallway with a W.C., a sleek and modern kitchen, and a generous open-plan lounge/dining area that seamlessly flows into an adjacent sunroom. Additionally, there is a second reception room, while the former garage has been partially converted into a versatile home office or hobby room. The front section of the garage remains accessible from the driveway, providing valuable storage space. Upstairs, the property features three well-proportioned bedrooms and a contemporary family bathroom, complete with both a bathtub and a separate shower. Externally, there is driveway parking to the front, while the rear boasts a large, sun-filled garden, complete with a charming decked area—perfect for relaxing or entertaining. There is a public house and small supermarket within easy walking distance, Lawley's many amenities are nearby and there is excellent access to the national road network.





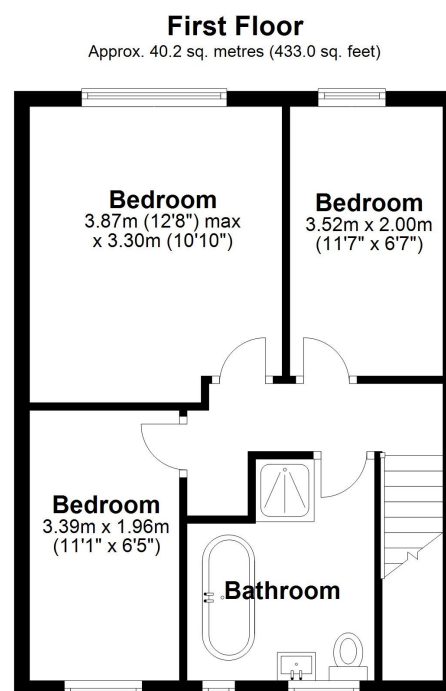
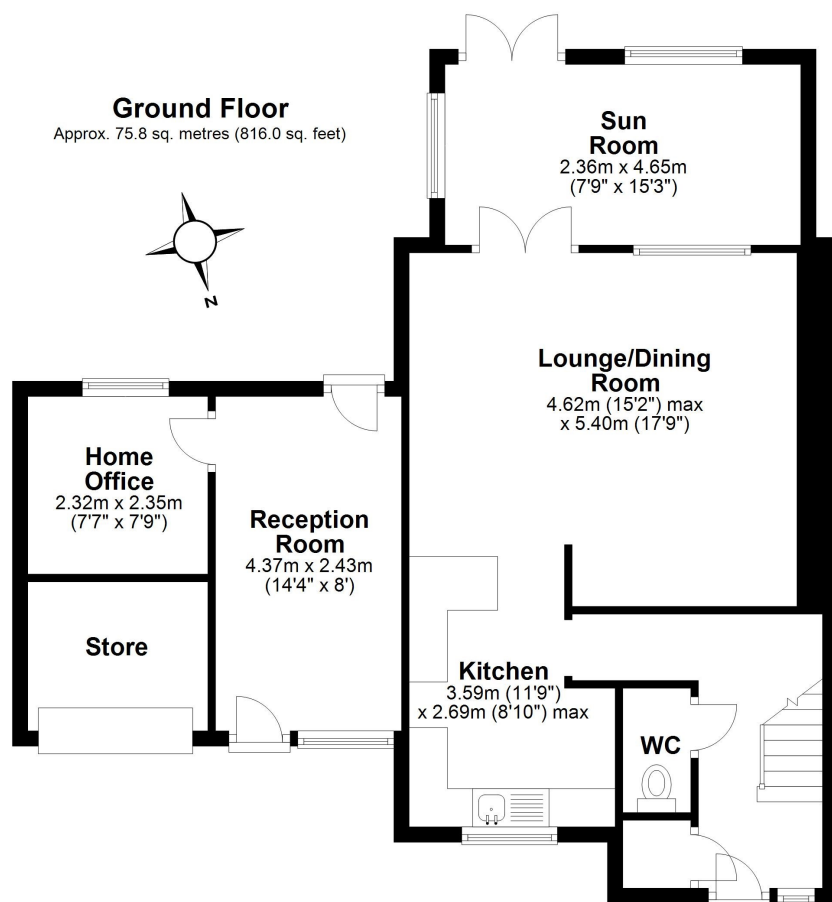












Total area: approx. 116.0 sq. metres (1249.0 sq. feet)

**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 : 1st April 2025