

# HARWOOD

## THE ESTATE AGENT

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### 35 Prince Andrew Drive, Malinslee TF3 2JT



## £1 6 5, 0 0 0 region

This well-maintained three-bedroom terraced home is vacant and ready for its next occupants, whether as a residence for an owner-occupier or an investment property for rental purposes. The ground floor features an entrance hallway with a W.C., a study, a spacious living room, and a sizable 21ft kitchen/diner. Upstairs, there are three double bedrooms and a family bathroom. The property also benefits from an enclosed rear garden and nearby communal parking. Conveniently located, it offers easy access to local schools, a small local supermarket, and is less than a five-minute drive from Telford Town Centre and the M54 motorway.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

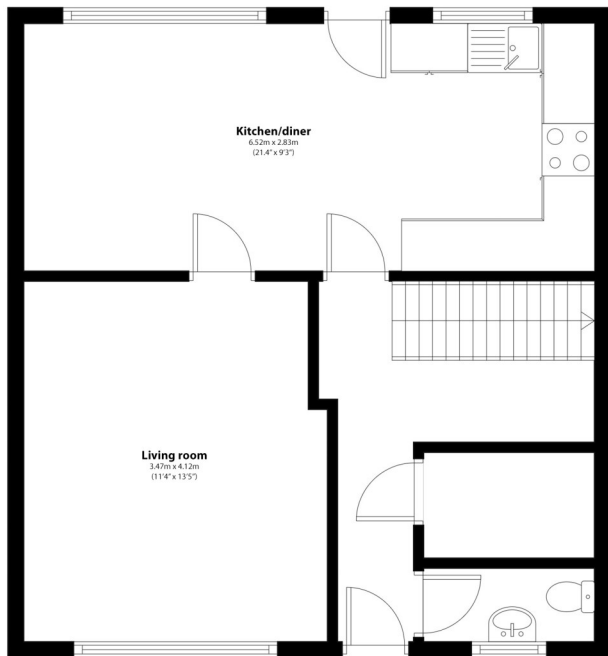




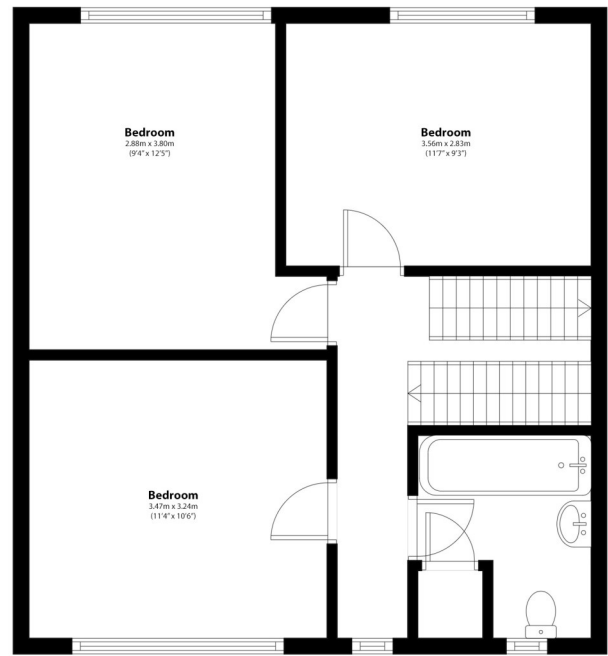




**Ground Floor**  
Approx. 44.1 sq. metres (474.7 sq. feet)



**First Floor**  
Approx. 44.1 sq. metres (474.7 sq. feet)



**Total area**  
Approx. 88 sq. metres (949 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 : 14th November 2024