

## 1 St Saviour Close, Dawley Bank TF4 2GX



# £ 214,950 region

This recently refreshed home occupies a pleasant corner plot and would make an excellent first-time purchase.

The accommodation comprises a welcoming entrance hall, a well-proportioned lounge, and a kitchen/diner to the rear with double patio doors opening directly onto the garden, creating a light and practical living space. To the first floor are three bedrooms, along with a family bathroom. Externally, the property benefits from a small garden to the front and a neatly presented, low-maintenance rear garden, which also provides access to an allocated parking space. A good range of local shops, schooling, fast-food outlets, and everyday amenities are close by. Telford Town Centre is less than a five-minute drive away, with the M54 motorway also easily accessible, making this a well-connected and convenient location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

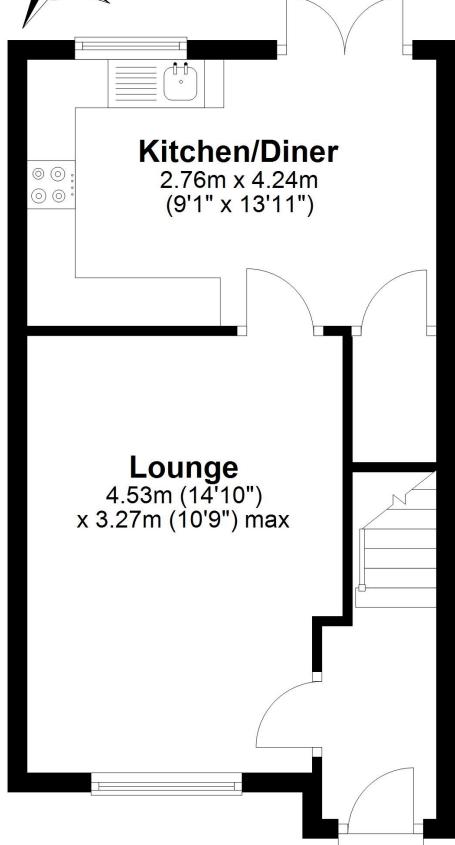






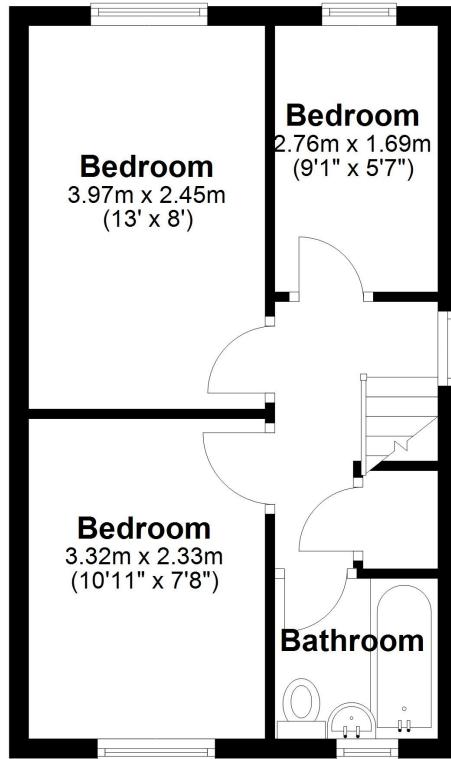
### Ground Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



### First Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



Total area: approx. 62.8 sq. metres (676.0 sq. feet)

**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 : 7th January 2025