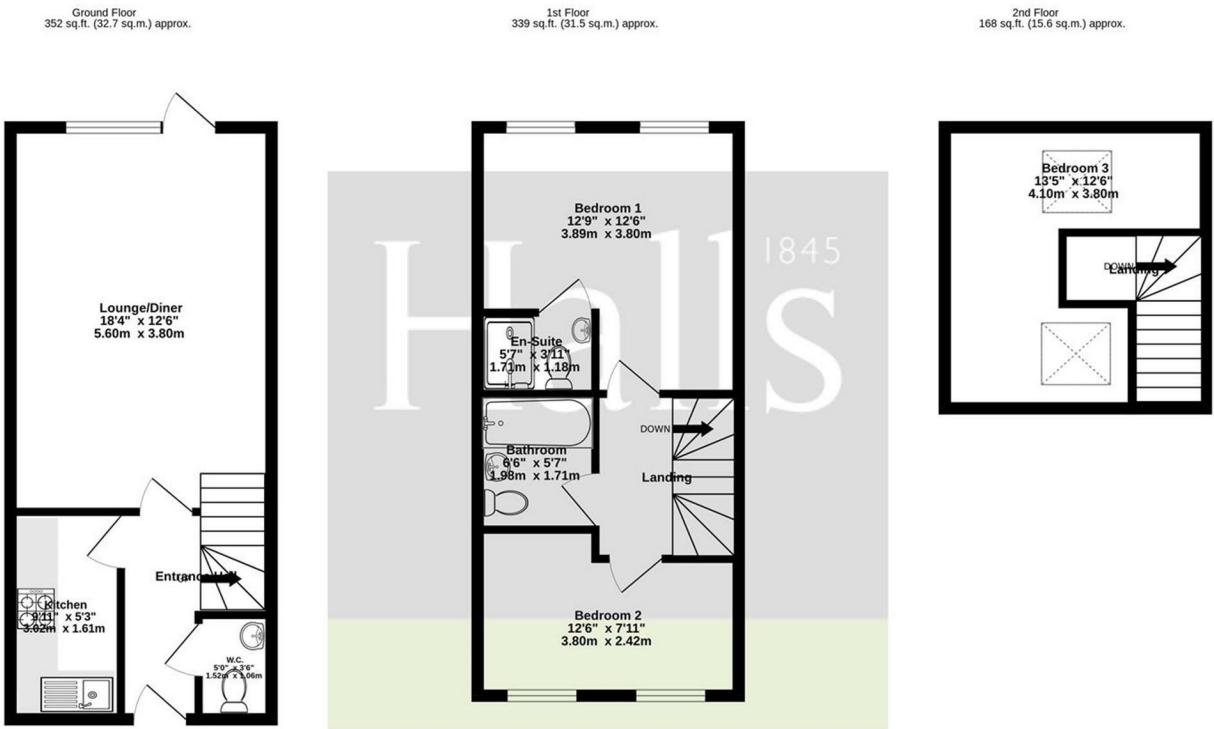


FOR SALE

Plot 2, Spruce House Ironbridge Road, Madeley, Telford, Shropshire, TF7 5JU



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FOR SALE

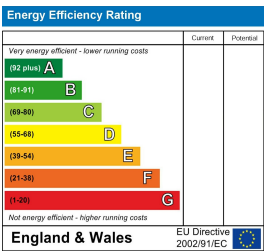
Offers in the region of £240,000

Plot 2, Spruce House Ironbridge Road, Madeley, Telford, Shropshire, TF7 5JU

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A new development of 8 well-designed, practical homes, perfect for families or first-time buyers. These spacious, two and three-storey properties are built to a high standard, offering comfortable living with easy access to all the essentials.




01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@halls.gb.com




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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Close to Amenities.
- Driveway with Parking.
- Large Garden.
- Perfect for First-Time Buyers.
- Small New-Build Development.
- Close to Ironbridge.

**DESCRIPTION**  
Spruce House is a well-designed, three-bedroom, three-storey, mid-terrace home, perfect for families or first-time buyers.

The ground floor features a separate kitchen, offering a practical space for meal preparation, while the open-plan lounge/dining area is ideal for family living, with a door leading to a good sized private garden – perfect for children to play or for outdoor relaxation. A convenient ground-floor WC adds practicality to the layout.

On the first floor, you'll find two good-sized bedrooms, perfect for growing families, along with a modern family bathroom equipped with all the necessary amenities.

The second floor features a versatile bedroom, which can comfortably accommodate two single beds, making it ideal for children, guests, or a home office.

Additional features include driveway parking directly in front of the property, high-quality and durable finishes that are built to last, and a fantastic location with easy access to local amenities, schools, and transport links.

**LOCATION**  
This property provides near links to surrounding towns, including; Telford and Ironbridge. The property is also within close proximity to an array of amenities, like; supermarkets, schools and leisure facilities.

**DIRECTIONS**  
From our office in Wellington turn left onto Bridge Road. Stay on this road for 0.4 miles before taking the second exit at the roundabout onto Glebe Street. in 310 yards turn right onto High Street and stay on this road for 2.4 miles. At the next roundabout take the fourth exit onto Wellington Road to Much Wenlock. In 0.9 miles take the third exit at the next roundabout onto the Horsehay Bypass. In 0.5 miles take the second exit at the next round about, staying on the Horsehay Bypass. In 0.2 miles at the next roundabout take the first exit onto the A4169 and take the second exit at the roundabout, staying on the A4169 for 1.5 miles before taking the fourth exit onto Castlefield's Way to Madeley. At the next roundabout take the second exit. In 0.4 miles take the first exit at the next roundabout onto Ironbridge Road and in 140 yards you will be able to find the property on your left.

**ROOMS**  
**GROUND FLOOR**

**LOUNGE/DINER**  
The spacious lounge/diner provides access to the garden and windows to the rear aspect.

**KITCHEN**  
The fitted kitchen provides ample worktop and storage space with views to the front elevation.

**W.C.**  
A white two piece suite with wash-hand basin and W.C.

**FIRST FLOOR**  
**BEDROOM ONE**  
A double bedroom with views to the rear aspect.

**EN-SUITE**  
White three-piece suite comprising shower, wash-hand basin and W.C.

**BEDROOM TWO**  
A further double bedroom with views to the front elevation.

**BATHROOM**  
A white three-piece suite comprising bath with hand-held shower fitting, wash-hand basin and W.C.

**SECOND FLOOR**  
**BEDROOM THREE**  
A versatile bedroom, which can comfortably accommodate two single beds, making it ideal for children, guests, or a home office.

**EXTERNAL**  
**GARDEN**  
A large, private, enclosed garden offers the perfect space for entertaining or relaxing.

**LOCAL AUTHORITY**  
Telford and Wrekin Council

**COUNCIL TAX BAND**

**POSSESSION AND TENURE**  
Freehold with vacant possession on completion.

**VIEWINGS**  
Strictly by appointment with the selling agent.

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.