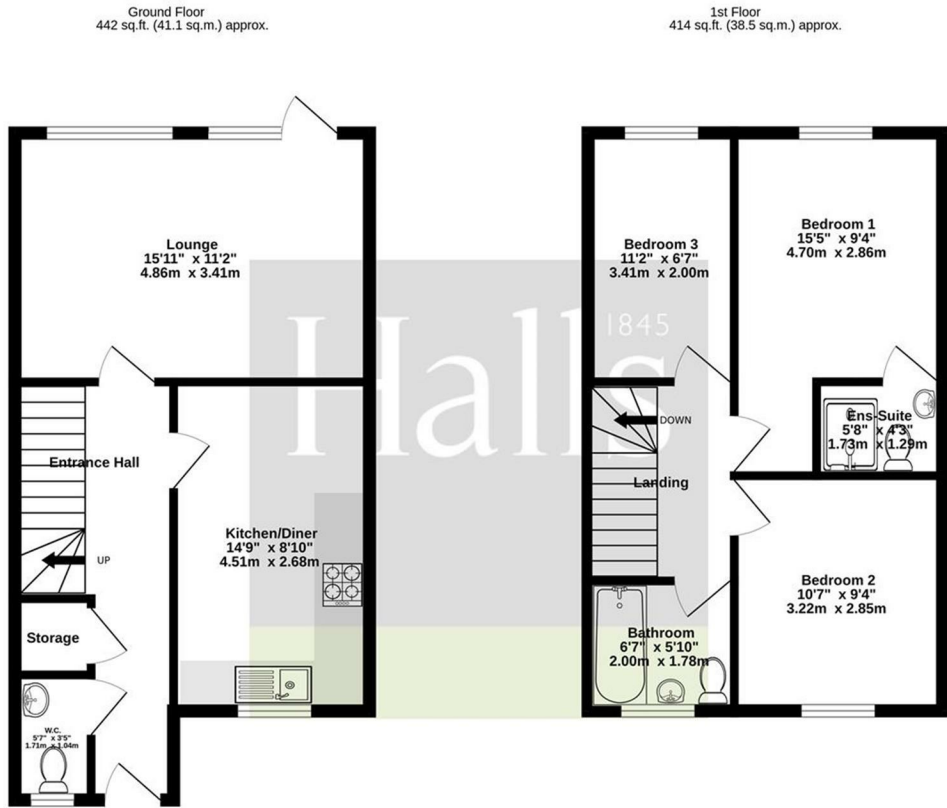


FOR SALE

Plot 8, Maple House Ironbridge Road, Madeley, Telford, TF7 5JU

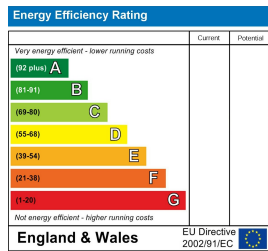


TOTAL FLOOR AREA: 856 sq.ft. (79.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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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



01952 971800

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



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FOR SALE

Offers in the region of £265,000

Plot 8, Maple House Ironbridge Road, Madeley, Telford, TF7 5JU

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



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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

This well-presented, two-storey, semi-detached home offers a practical layout, ideal for families or first-time buyers.

The ground floor features a convenient WC and a spacious kitchen/dining room, perfect for family meals and entertaining. The separate lounge provides a space to relax, with a door leading out to a good-sized garden—great for outdoor play or relaxation.

Upstairs, on the first floor, you'll find three good-sized bedrooms, ideal for families, along with a modern bathroom with all the essential amenities.

The property also benefits from driveway parking directly in front, offering convenience and easy access.

Located in a great area with close proximity to local amenities, schools, and transport links, this home combines comfort and practicality in a highly sought-after location.

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

A spacious lounge with access to the garden as well as two separate windows.

KITCHEN/DINER

The fitted kitchen provides ample worktop and storage space whilst there is still space for a dining area.

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

Another double bedroom with views to the front elevation.

BEDROOM THREE

A single 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.

EXTERNAL

GARDEN

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

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

TBC

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.