

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

14 Birbeck Drive, Madeley, Telford, Shropshire, TF7 5TP



Offers in the  
Region Of  
£190,000

A brilliantly presented Two bedroom Semi Detached Property occupying an excellently spacious end plot Providing approximately 78.6 sq meters ( 846.3 sq Feet ) of living space Located within a much sought after and well established residential area. A short drive or walk to the world famous historical Ironbridge with surrounding bars and shops. Also nearby Schools and the Madeley Town Shopping Centre with a wealth of shops and facilities. Ground floor: Reception hall, lounge, kitchen/breakfast room, gas central heating and double glazing. First floor: Excellently sized main bedroom with built in wardrobes, good sized second bedroom and bathroom with shower over the bath. Outside area: Driveway suitable for a number of vehicles, garage, excellently spacious enclosed landscaped garden with additional parking and carport, ideal for a range of uses. The property has amazing potential for extension ideas ( subject to local planning laws ).

**Sales**  
**01952 641111**

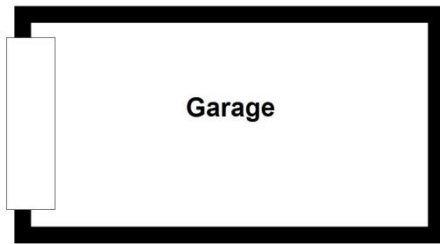
email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)

[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)

**Lettings**  
**01952 505505**

## Ground Floor

Approx. 51.2 sq. metres (551.0 sq. feet)



## First Floor

Approx. 27.4 sq. metres (295.3 sq. feet)



Total area: approx. 78.6 sq. metres (846.3 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band B</b>
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<b>Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.</b>
<b>Viewing Arrangements</b>	<b>by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.</b>

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

30 October 2024

