

# 41 The Saplings, Madeley TF7 5UJ



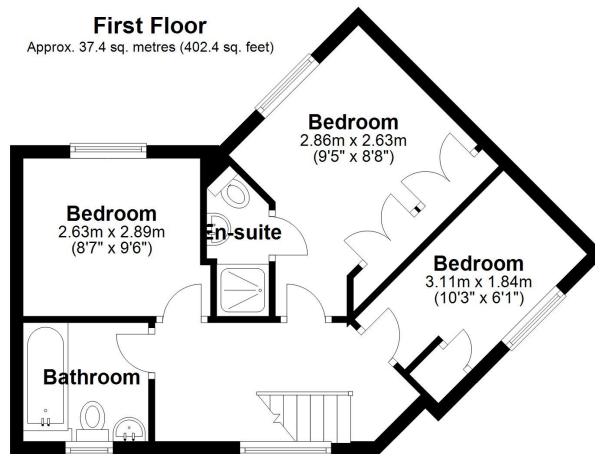
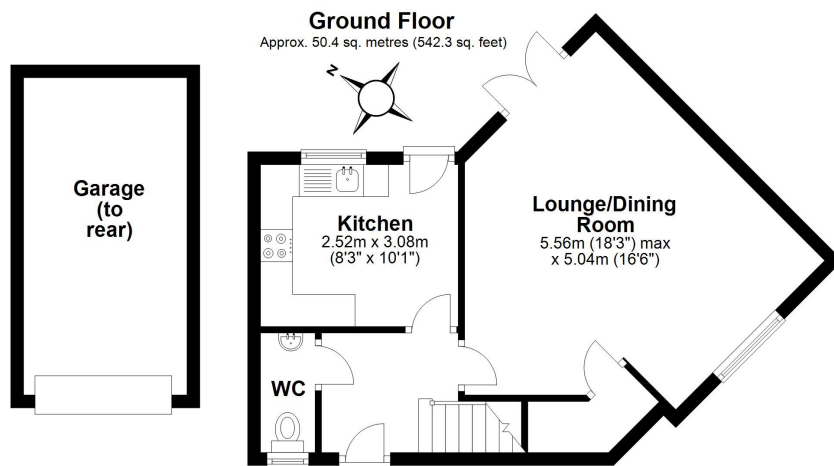
## £ 1 8 4, 9 9 5 region

This three bedroom family home is well located with easy access to local amenities and schooling. The accommodation includes entrance hallway, spacious lounge/dining room, kitchen and W.C. The first floor features three bedrooms (the main bedroom benefits from its own en-suite shower room) plus a family bathroom. There is a garage and parking space plus an enclosed garden to the rear. Access to the national road and rail network is excellent and Telford Town centre is just a ten minute drive away.









Total area: approx. 87.8 sq. metres (944.6 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 : 20th May 2024