

# HARWOOD

THE ESTATE AGENT

01952 881010

40-41 Park St, Madeley TF7 5LD



£ 4 9 5, 0 0 0 region

A very unusual opportunity to purchase this large detached property (formerly a pair of semi detached houses) set within a very large plot with a variety of garages/outbuildings offering huge potential for a variety of uses. The property is located close to the cricket club and offers easy access to Madeley High Street, with several large supermarkets and both primary and secondary schools within walking distance. The spacious accommodation includes entrance hallway, generous lounge, sitting room, dining room, snug, kitchen/breakfast room, utility, W.C. and shower room. The first floor features four double bedrooms and a fifth smaller bedroom, plus a large family bathroom. There is a useful cellar room located below the dining room. There is driveway parking and two single garages plus stable block, coal house, workshop, store and W.C. plus a variety of mature shrubs and trees and lawned area.

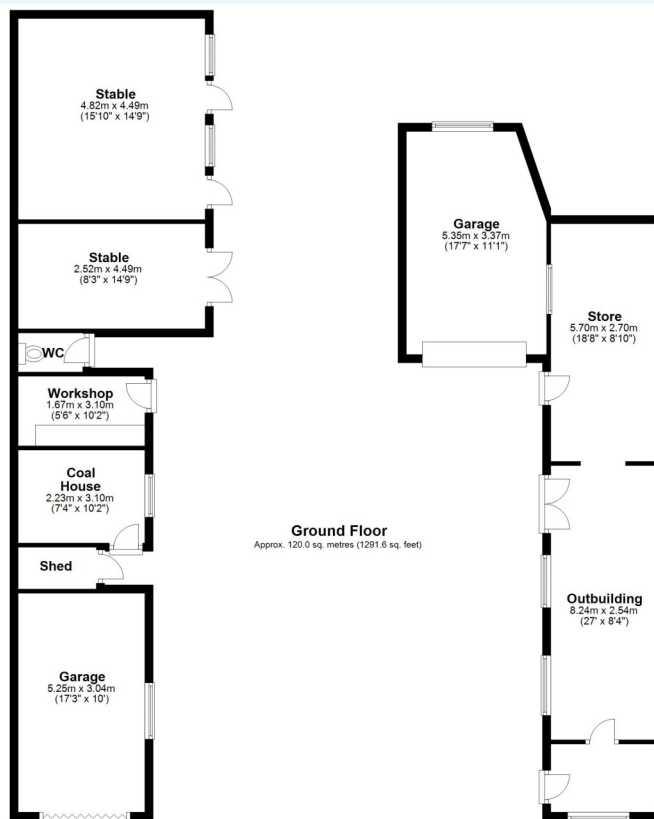
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



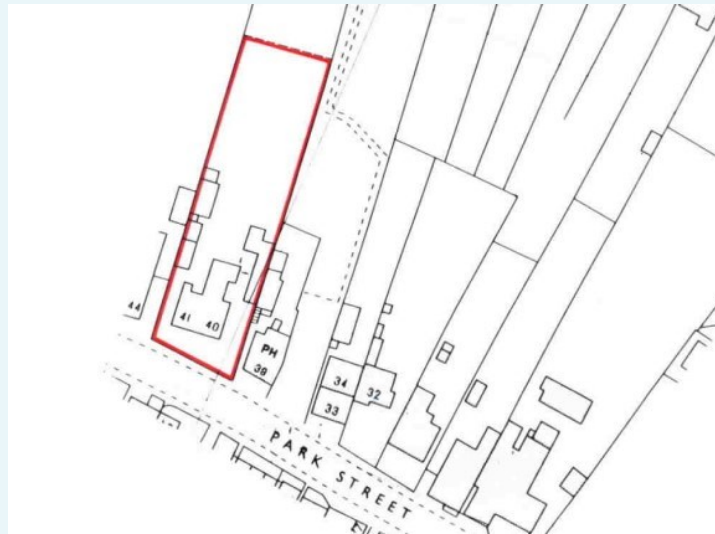




Total area: approx. 210.5 sq. metres (2266.3 sq. feet)



Total area: approx. 120.0 sq. metres (1291.6 sq. feet)



**Tenure** Freehold    **Council tax** E

**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 : 15th July 2024