

# HARWOOD

## THE ESTATE AGENT

01952 881010

Olan, Victoria Rd, Madeley TF7 5EU



£ 2 6 0, 0 0 0 region

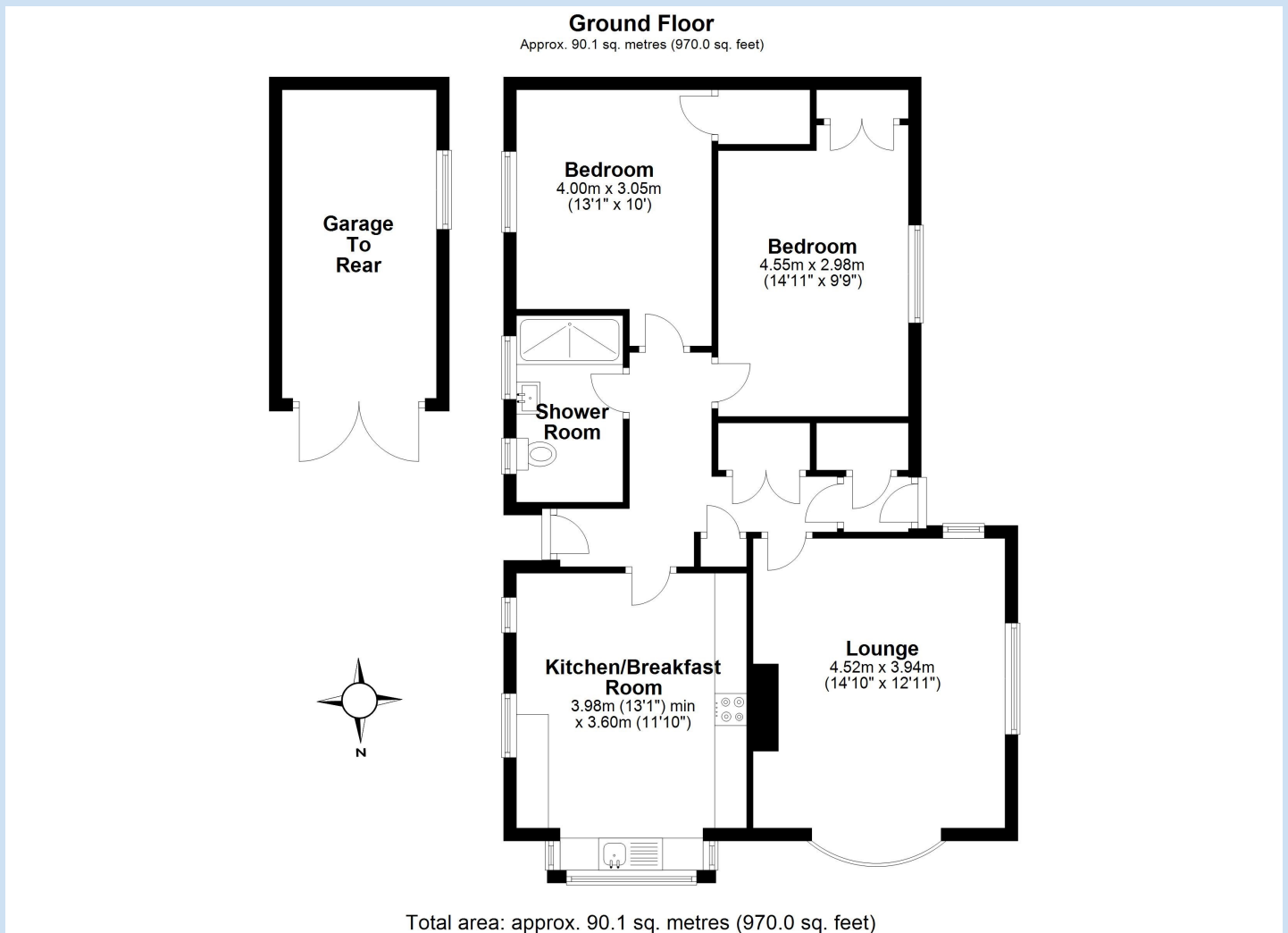
This well proportioned two bedroom detached bungalow is well located for access to Madeley's many amenities, and has the benefit of a gated parking area. The accommodation includes a good sized lounge with bow window out to the front, kitchen/breakfast room, a very spacious main bedroom with built in wardrobes, second double bedroom and shower room. Externally, there is ample parking, a detached single garage and generous gardens.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		









**Tenure Freehold      Council tax Band C**

**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 : 21st October 2024