

# HARWOOD

## THE ESTATE AGENT

01952 881010

### 12 Wrekin View, Madeley TF7 5HY



## £ 2 1 9, 9 5 0 region

This three-bedroom semi-detached property is situated in Wrekin View, Madeley, offering convenient access to local schools, amenities, and the historic Ironbridge. The ground floor features a spacious lounge, a kitchen/diner, and a convenient W.C. Upstairs, there are two generous double bedrooms, a smaller single bedroom, and a family bathroom. The property benefits from driveway parking at the front, along with a useful carport. The rear garden is a good size, boasting a patio, a raised seating area, a lawn, and a large garden shed, ideal for use as a hobby room, gym, or home office.

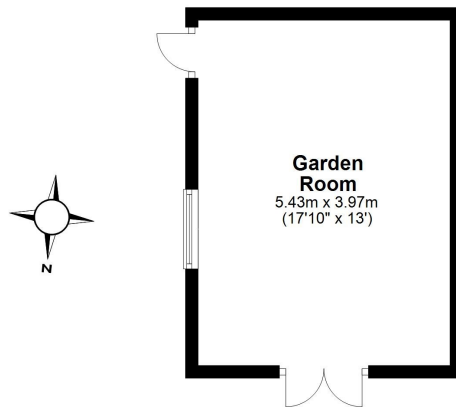
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



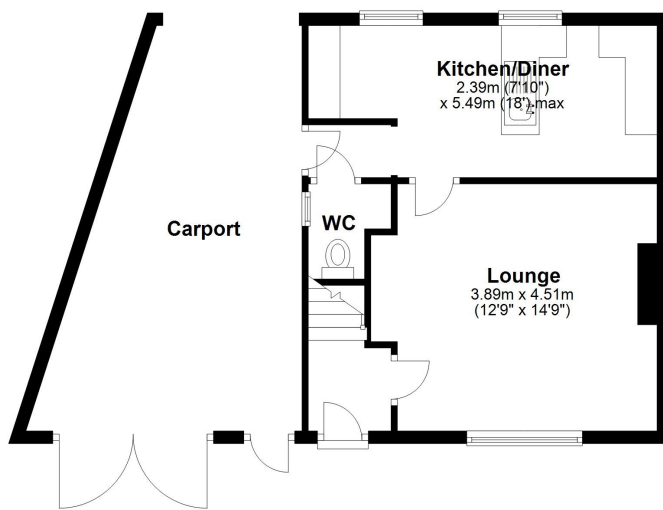




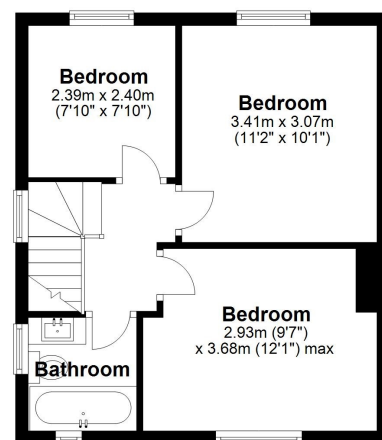




**Ground Floor**  
Approx. 78.3 sq. metres (843.1 sq. feet)



**First Floor**  
Approx. 35.3 sq. metres (380.0 sq. feet)



Total area: approx. 113.6 sq. metres (1223.1 sq. feet)

**Tenure** Freehold **Council tax** Band A

**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 : 27th February 2025