

# HARWOOD

## THE ESTATE AGENT

01952 881010

### 24 Elder Avenue, Apley TF1 6BG



## £ 4 0 5, 0 0 0 region

This beautifully presented family home is situated in a highly convenient location, within easy reach of local amenities and just a short walk from the picturesque Apley Woods—perfect for those who enjoy nature and outdoor activities. The well-designed accommodation begins with a centrally positioned reception hallway, complete with a guest cloakroom. The generous lounge provides a welcoming and comfortable space, while the impressive open-plan kitchen and dining area is bathed in natural light, thanks to large patio doors that open onto the rear garden. A separate, practical utility room adds to the home's convenience. Upstairs, the property boasts four well-proportioned bedrooms, with the main bedroom benefiting from its own private ensuite. A stylish and modern family bathroom serves the remaining bedrooms, ensuring ample space for a growing family. Externally, the home features driveway parking and a single detached garage. The sunny rear garden is of an excellent size, providing plenty of space for outdoor relaxation, play, or entertaining guests. With superb access to the major road network, this property is ideal for commuters while also offering a peaceful and family-friendly setting.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



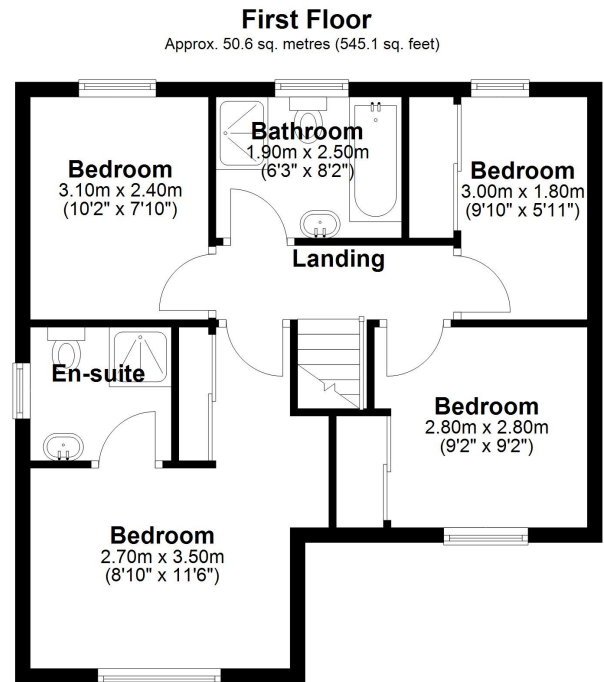
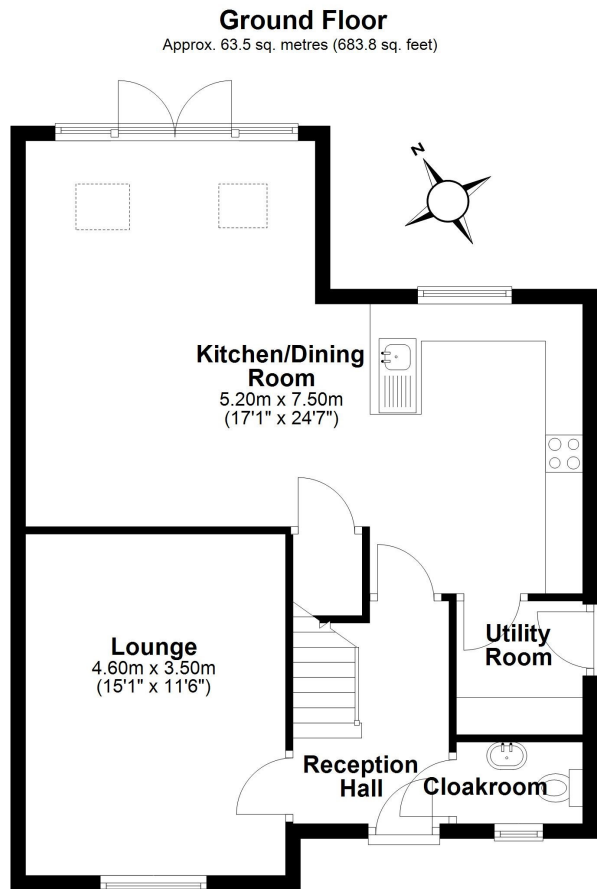












Total area: approx. 114.2 sq. metres (1228.9 sq. feet)  
**24 Elder Avenue**

**Tenure** Freehold **Council tax** Band 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 : 4th April 2025