

HARWOOD

THE ESTATE AGENT

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11 Gooch Close, Madeley TF7 5UE



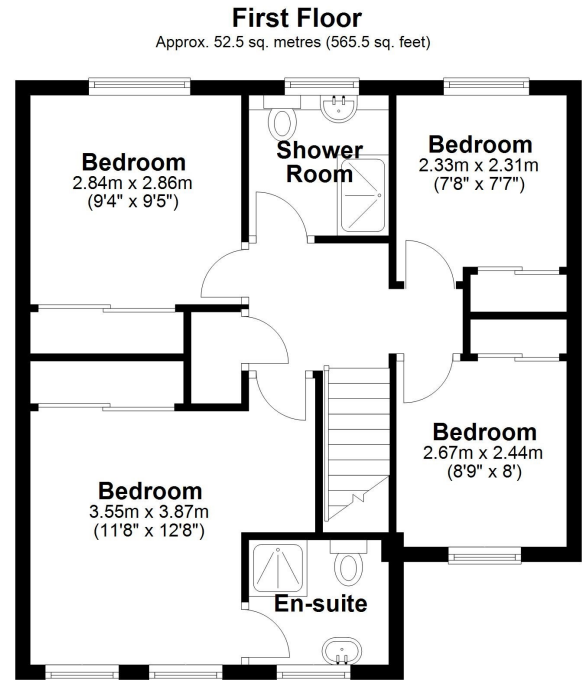
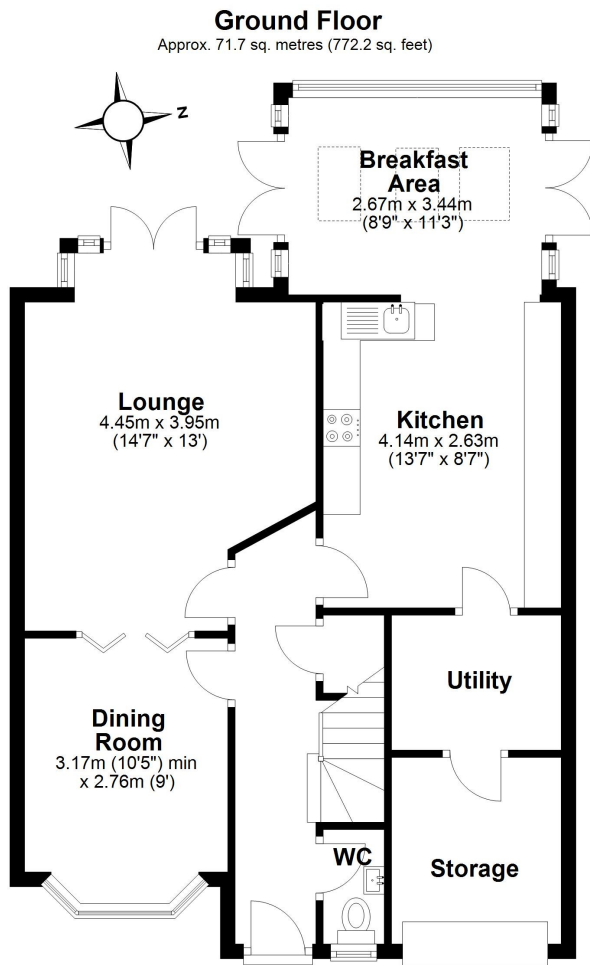
£ 2 9 9, 9 5 0 region

This well-designed four-bedroom family home offers spacious and versatile accommodation, ideal for modern living. The ground floor comprises an inviting entrance hallway with a convenient W.C., a generous lounge with double doors opening out to the rear garden, and a separate dining room, cleverly divided from the lounge by stylish bifold doors—offering flexibility for open-plan or closed-off living as desired. The contemporary kitchen flows into a bright breakfast area, while the former garage has been thoughtfully converted to provide a practical utility room and additional storage space. Upstairs, you'll find four bedrooms, each benefiting from built-in wardrobes. The principal bedroom includes an en-suite shower room, and there is also a family bathroom serving the remaining rooms. Outside, the property features a driveway with parking for multiple vehicles and the added benefit of an electric car charging point. The attractive rear garden is perfect for entertaining or unwinding, featuring a raised decking area ideal for alfresco dining, alongside a lawn bordered by mature shrubs and trees that add privacy and greenery. Conveniently located within easy reach of Madeley's local schools, shops, and amenities, the property also enjoys excellent access to the major road network, making it ideal for commuters and families alike.

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







Total area: approx. 124.3 sq. metres (1337.7 sq. feet)

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 July 2025