

HARWOOD

THE ESTATE AGENT

01952 881010

41 Hills Lane Drive, Madeley TF7 4BS



£ 1 7 0, 0 0 0 region

This recently updated semi-detached family home offers comfortable living in a convenient location. The accommodation includes an entrance hall, a bright lounge, and a modern kitchen/dining room that has been tastefully improved. On the first floor there are three generously sized bedrooms along with a family bathroom. The property benefits from gas central heating and double glazing throughout. Outside, you'll find a private, enclosed rear garden providing a lovely space to relax or entertain. The Madeley Centre is just a short stroll away, offering easy access to shops, amenities, and local schools, and the area enjoys excellent connectivity to nearby road networks.

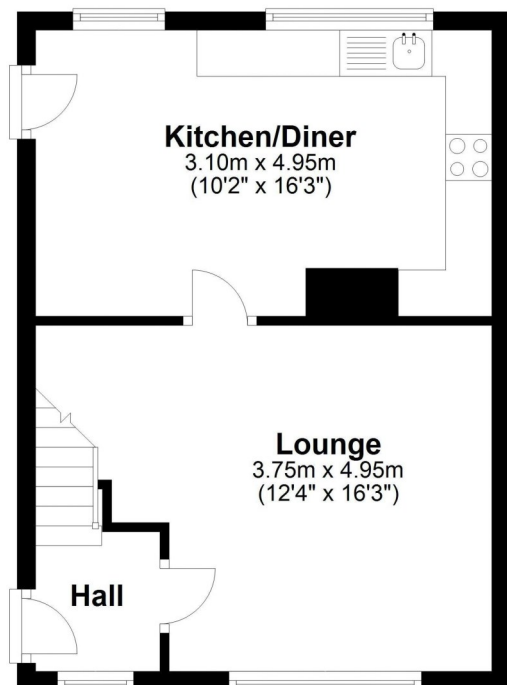
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor

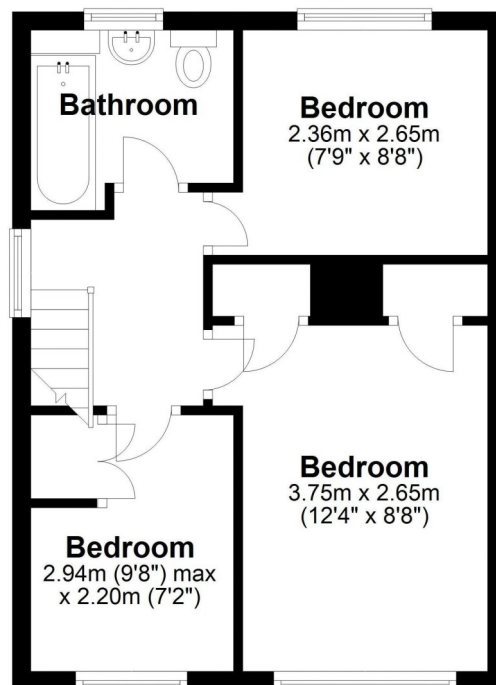
Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 73.8 sq. metres (794.3 sq. feet)

First Floor

Approx. 34.3 sq. metres (368.7 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 : 12th December 2025