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1 Madeley Wood View, Madeley Shropshire, TF7 5TF



A beautifully presented modern detached house occupying an excellent position at the end of a small cul de sac, air source central heating, UPVC double glazing, income generating solar panels, conservatory, three bedrooms, bathroom and shower room, garage, ample parking. Viewing highly recommended.

Price Guide: £259,950

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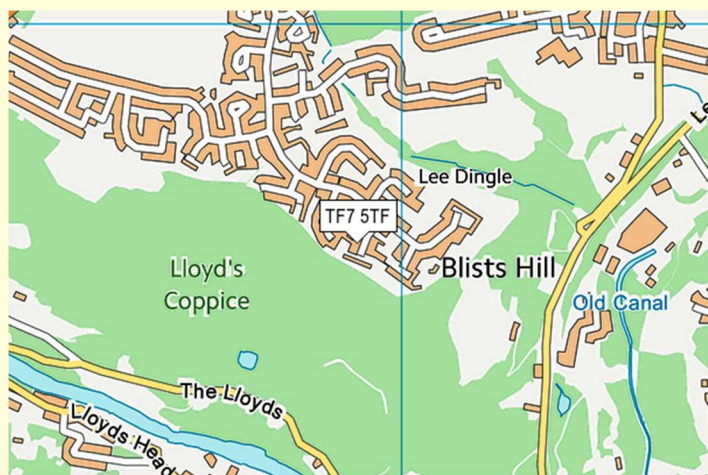
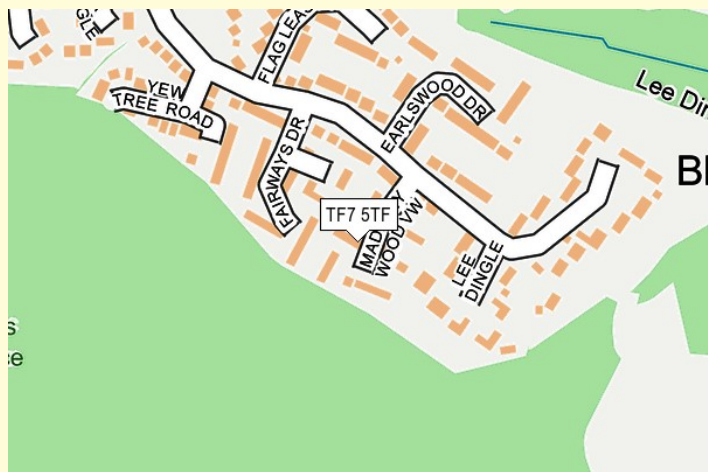
 The Property
Ombudsman
SALES

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Madeley is situated just over a mile from the World heritage site of Ironbridge, where the first Iron Bridge was constructed in 1779. The bridge spans the River Severn across the gorge in this beautiful part of Shropshire, and attracts many visitors each year. It is worth noting that there has been a recent development project in Madeley, which now benefits from the addition of new shops including a large Tesco store, Aldi & Lidl supermarkets. There are two secondary schools including the Madeley Academy with specialist sports centre and several primary schools in Madeley which, along with the Madeley Academy were rated good in their recent OFSTED reports.

The town is in close proximity to Telford Centre (approximately 5 miles) which has a large range of shopping and leisure facilities, and excellent transport links via the Railway and M54 motorway providing access to Birmingham, Shrewsbury and beyond.

Location



Local Authority – Telford & Wrekin Council
Council tax band C

Services: Mains water, electricity and drainage,
airsourse heat pump via radiators.

Viewings are strictly by appointment via the Agents

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





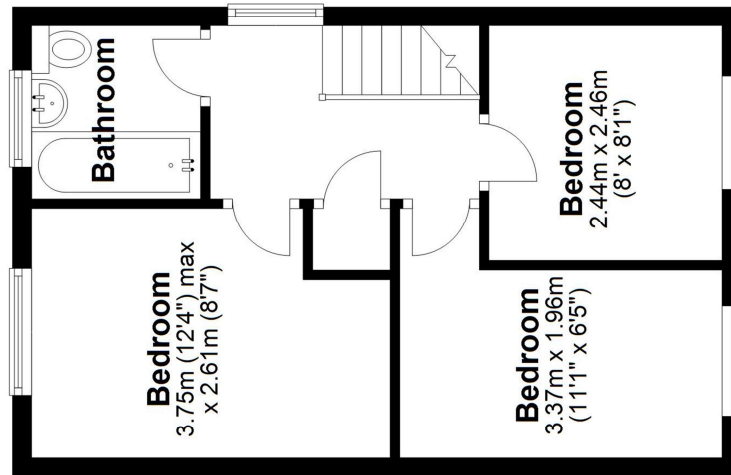
Ground Floor

Approx. 66.7 sq. metres (717.5 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



Total area: approx. 99.3 sq. metres (1068.7 sq. feet)

Important note: We take great care in preparing our property brochures and the details in these particulars are believed to be correct, but their accuracy is not guaranteed nor do they form part of any contract. For clarification we wish to advise prospective purchasers that these sales particulars are intended as a general guide and none of the statements contained in these details should be relied upon as statements or representations of fact. We have not carried out a survey nor tested the services, appliances, alarms or specific fittings. Room sizes should not be relied upon for carpets and furnishings. You are advised to undertake your own local enquiries and searches and to take advice from your legal representative.