

HARWOOD

THE ESTATE AGENT

01952 881010

4 Alver Court, Madeley TF7 5DZ

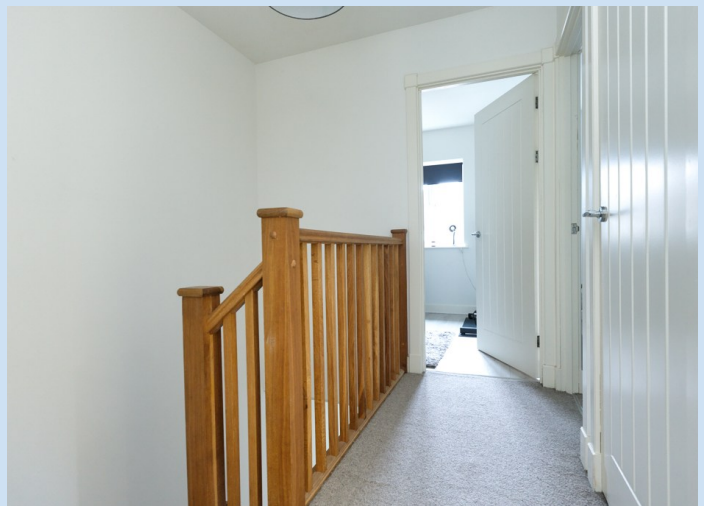


£ 2 4 7, 5 0 0 region

Situated on a desirable end plot and enjoying a position that is not overlooked, this attractive and energy-efficient three-bedroom home offers well-balanced accommodation ideal for modern family living. The property is heated via an air-source heat pump with underfloor heating throughout, while each room benefits from independent thermostatic controls, providing comfort and efficiency all year round. High-speed fibre optic broadband is connected directly to the property, making it well suited to both home working and everyday connectivity. The accommodation is entered via a welcoming reception hall with a useful guest cloakroom. To the front, the lounge is enhanced by a bay window which fills the room with natural light and creates an inviting space to relax. To the rear, the contemporary kitchen/dining room provides an excellent social hub, featuring quality quartz worktops and direct access to the garden. On the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. A loft ladder provides easy access to the roof space for additional storage. Externally, the property enjoys a generous rear garden with the advantage of wide side access, together with a water-retention system designed to support sustainable living. The end-plot position enhances privacy and provides a pleasant open aspect. Conveniently located, the property is within easy reach of the historic attractions of Ironbridge Gorge, including the world-famous Iron Bridge and Blists Hill Victorian Town, while also benefiting from excellent local amenities and transport links.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

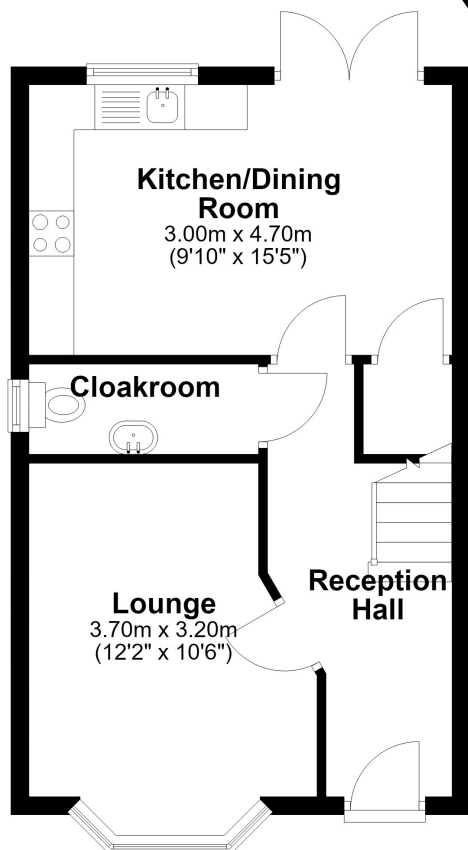






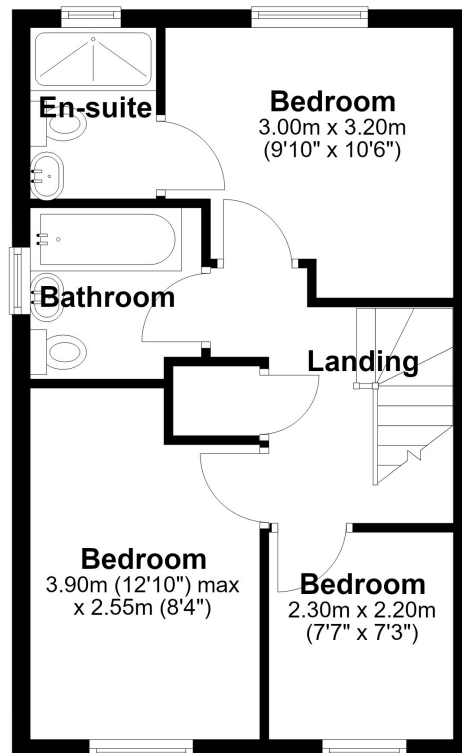
Ground Floor

Approx. 37.4 sq. metres (402.4 sq. feet)

First Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



Total area: approx. 74.9 sq. metres (805.8 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 : 13th October 2026