

HARWOOD

THE ESTATE AGENT

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13 Barkers Court, Madeley TF7 5AL



£ 1 8 7, 9 5 0 region

This smartly presented three-bedroom end-terrace home offers a warm, practical layout that lends itself beautifully to modern family living.

Set within a consistently sought-after residential area, it provides a comfortable balance of everyday convenience and a welcoming sense of space. The ground floor opens into an inviting entrance hallway that leads through to a generous lounge and dining area, creating a sociable setting for both relaxing and mealtimes. The kitchen is well arranged and thoughtfully finished, offering plenty of functionality for busy households. Upstairs, three bedrooms and a family bathroom complete the accommodation, giving a well-proportioned layout that works for children, guests or home working. Outside, the property enjoys an enclosed rear courtyard with a patio area that feels private and easy to maintain, there are two allocated parking spaces, adding welcome practicality. The location is ideal for those seeking strong access to local amenities, schools and transport links, including the M54 motorway, while everyday conveniences are all close at hand. It represents an excellent opportunity for first-time buyers and families looking for a home that is ready to enjoy.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

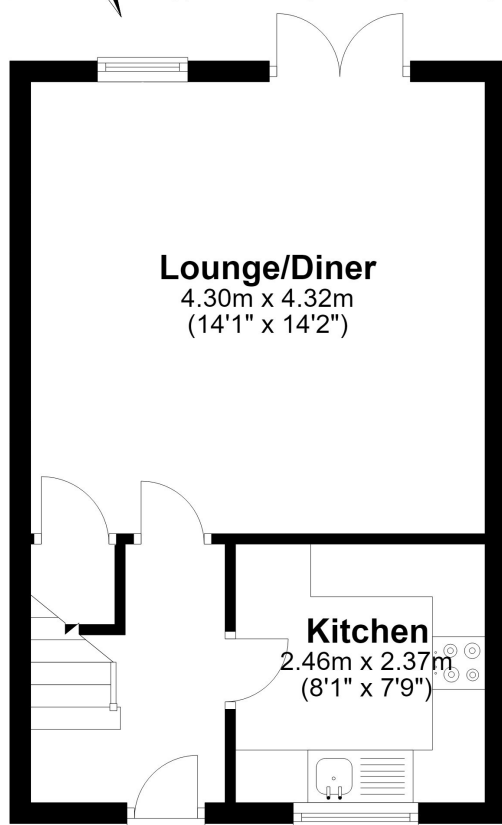






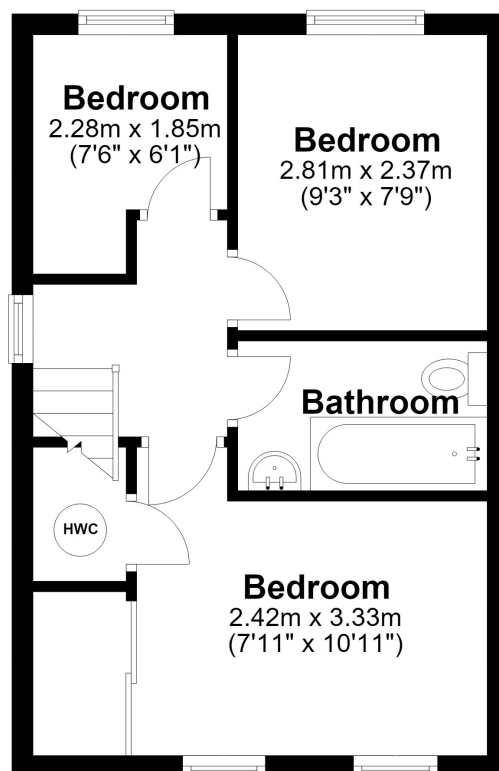
Ground Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.8 sq. feet)



Total area: approx. 59.3 sq. metres (637.8 sq. feet)

Tenure Freehold

Council tax Band B

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 : 20th August 2026