

HARWOOD

THE ESTATE AGENT

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49 The Saplings, Madeley TF7 5UJ



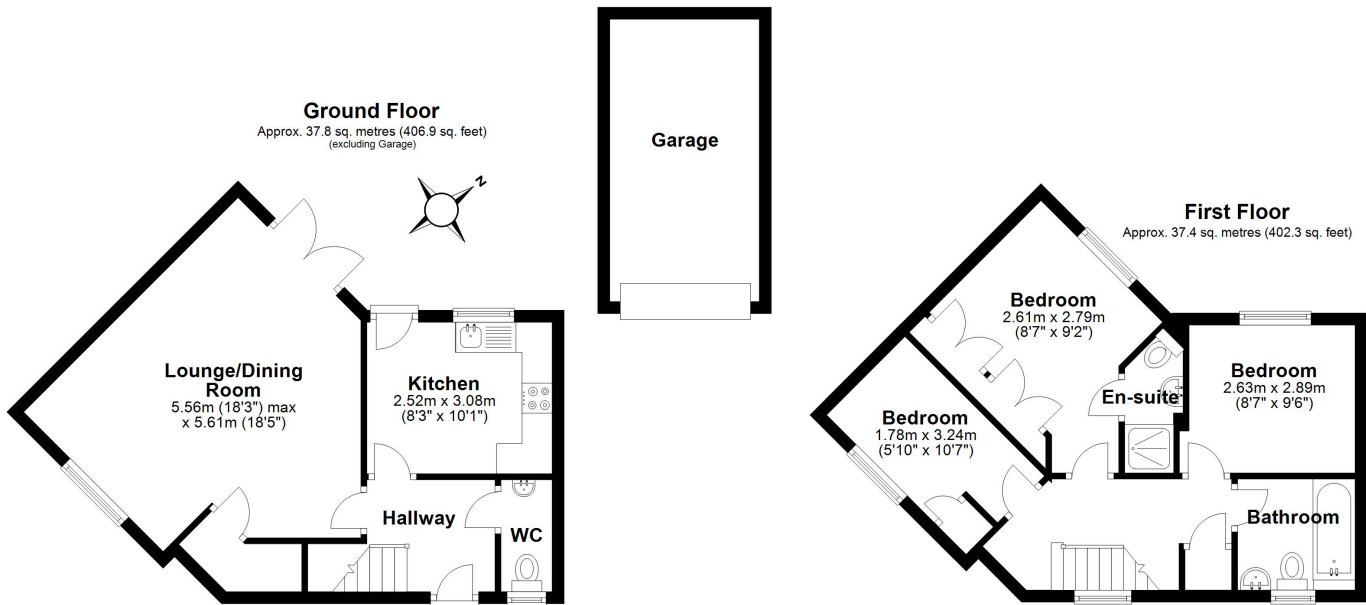
£1 7 9, 9 5 0 region

This modern home offers a well-balanced layout arranged over two floors, designed to suit comfortable everyday living. The ground floor centres around a bright lounge and dining area that spans the full width of the property, creating an inviting open-plan space with plenty of room for relaxing and entertaining including double doors opening out to the garden area. The kitchen sits just off the hallway and provides a practical, well-planned workspace with access to the rear of the home. A useful ground-floor WC completes the layout. Upstairs, the property offers three bedrooms, each with its own character and flexibility for sleeping, working or dressing space. The main bedroom benefits from built in wardrobes and an en-suite shower room, while the remaining rooms are served by a well-appointed family bathroom.

Outside, the property includes a detached garage, adding valuable storage or parking options. Overall, this is a thoughtfully arranged home with a straightforward, modern layout, ideal for a range of buyers looking for a comfortable and easy-to-maintain space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total area: approx. 75.2 sq. metres (809.2 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 : 11th May 2026