

# HARWOOD

THE ESTATE AGENT

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27 Westerkirk Drive, Madeley TF7 5RJ



£ 2 7 4, 9 5 0 region

A well presented home offering a practical layout, generous living spaces and the convenience of an attached garage. The ground floor centres around a bright lounge to the front, leading through to a spacious kitchen and dining area at the rear, with direct access to the garden. A useful store room sits off the kitchen, ideal for everyday essentials, and there is a welcoming hallway and porch at the entrance. Upstairs, the property provides three bedrooms, including two comfortable doubles and a well proportioned single that works equally well as a bedroom, nursery or home office. A family bathroom completes the first floor. The overall footprint delivers a balanced blend of living and sleeping space, making this an appealing choice for couples, young families or anyone seeking a home with good storage and a practical flow.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

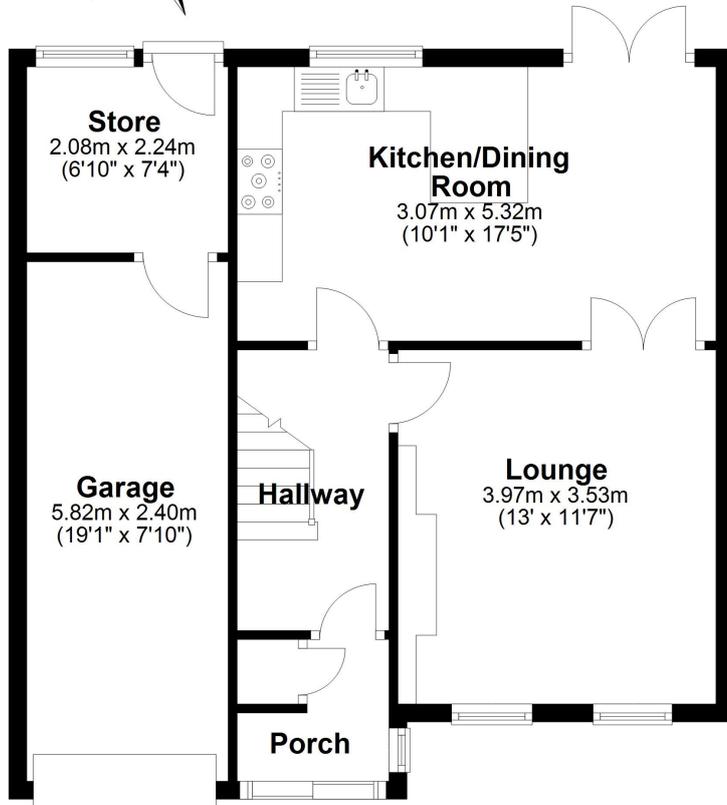






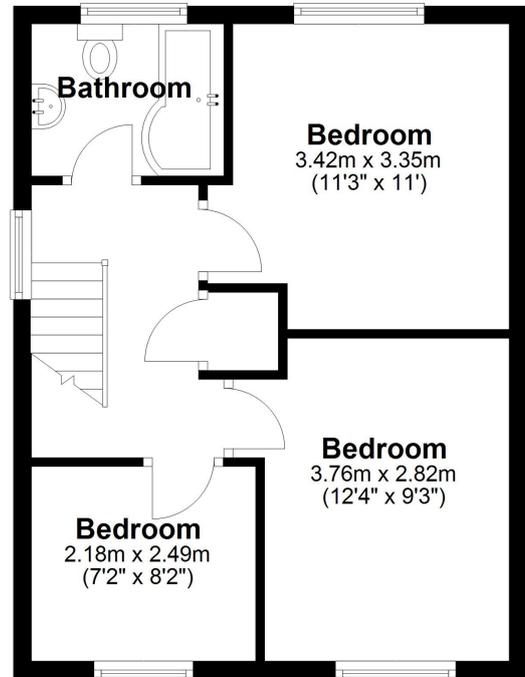
### Ground Floor

Approx. 59.1 sq. metres (635.7 sq. feet)



### First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 96.9 sq. metres (1043.4 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 : 3rd March 2026