

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
7 Alver Court, Madeley, Telford, Shropshire, TF7 5AY



**Offers in
Excess of
£220,000**

Situated in a small new residential development of only 12 properties within a much sought after residential area The Alders is an amazingly unique efficient modern Three Bedroom Semi Detached Property Providing approximately 77.5 sq metres (834.5 sq feet) of living space Spacious and excellent living accommodation with excellent access to a wealth of new and old local shops, services and amenities. St. Marys primary school, Madeley Academy, medical centre and Tesco superstore are all near by. Perfectly positioned for main road network. The Blists Hill Museum, Telford Spa Hotel and Golf resort along with the world famous historical Iron Bridge Gorge area all within a short drive. Comprising: Hallway, lounge, kitchen / diner and ground floor wc. First floor: Main bedroom with en-suite shower room, second good sized bedroom and a third single bedroom, family bathroom and double glazing. Each property is built using the UKs only remaining hand stacked, coal fired and hand sorted bricks ICW 10 Year building warranty, sustainable build design, electric car charging points, air source heating, under floor heating throughout, rainwater harvesting system, positive input ventilation system and natural stoned patio area. Please Note Photo's are of the site show home

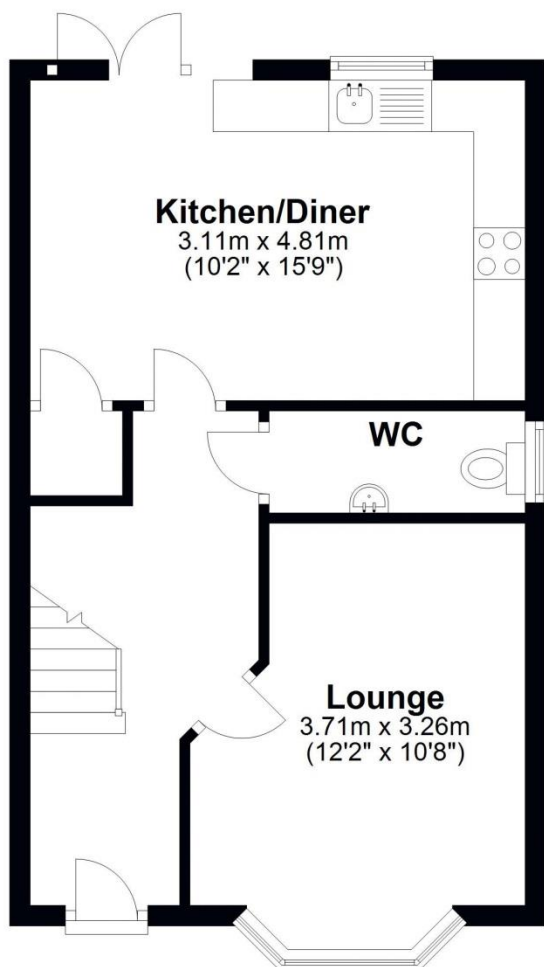
Sales
01952 641111

email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505

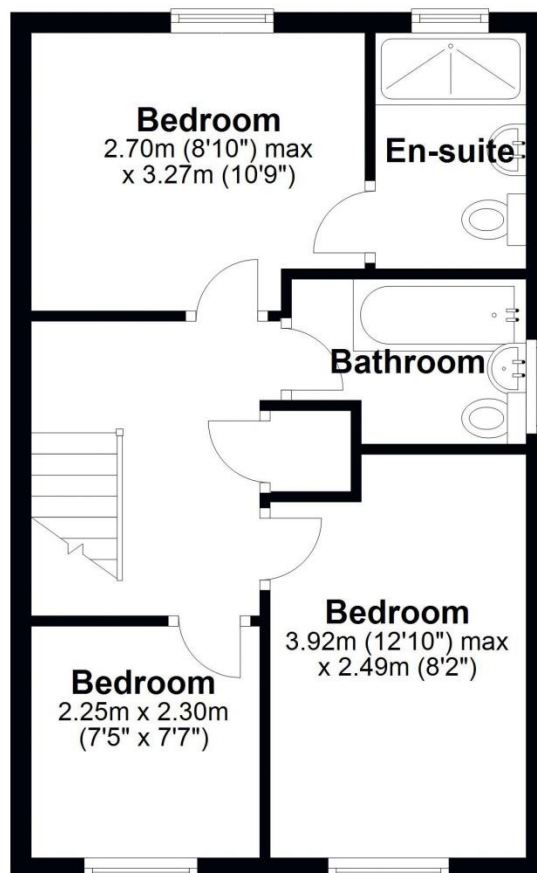
Ground Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



Total area: approx. 77.6 sq. metres (834.8 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band TBC
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.B	Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.
Viewing Arrangements	by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.

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

03 November 2023

