

7 Villa Court, Madeley TF7 5AG



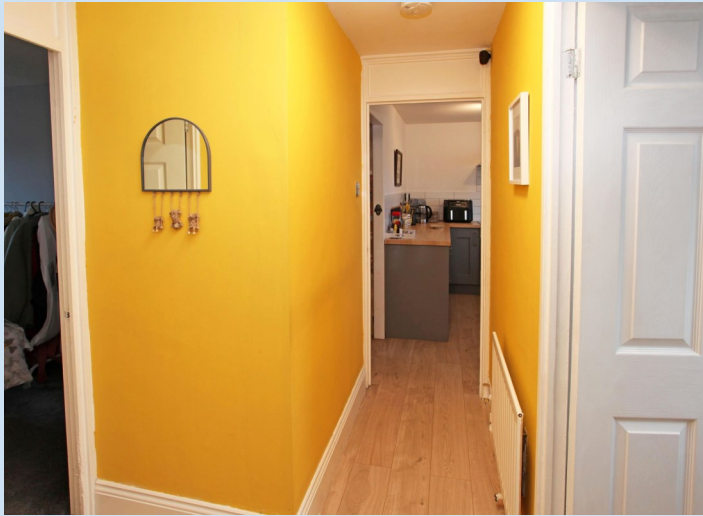
£ 69,950 region

This top floor one bedroom flat is ideal for a first time buyer offering excellent access to local amenities and public transport. The accommodation includes a generous sized lounge/diner, kitchen, double bedroom and bathroom. There is a very useful storage cupboard to the left of the front door (large enough to accommodate a bicycle), a communal garden area to the rear and communal parking.

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

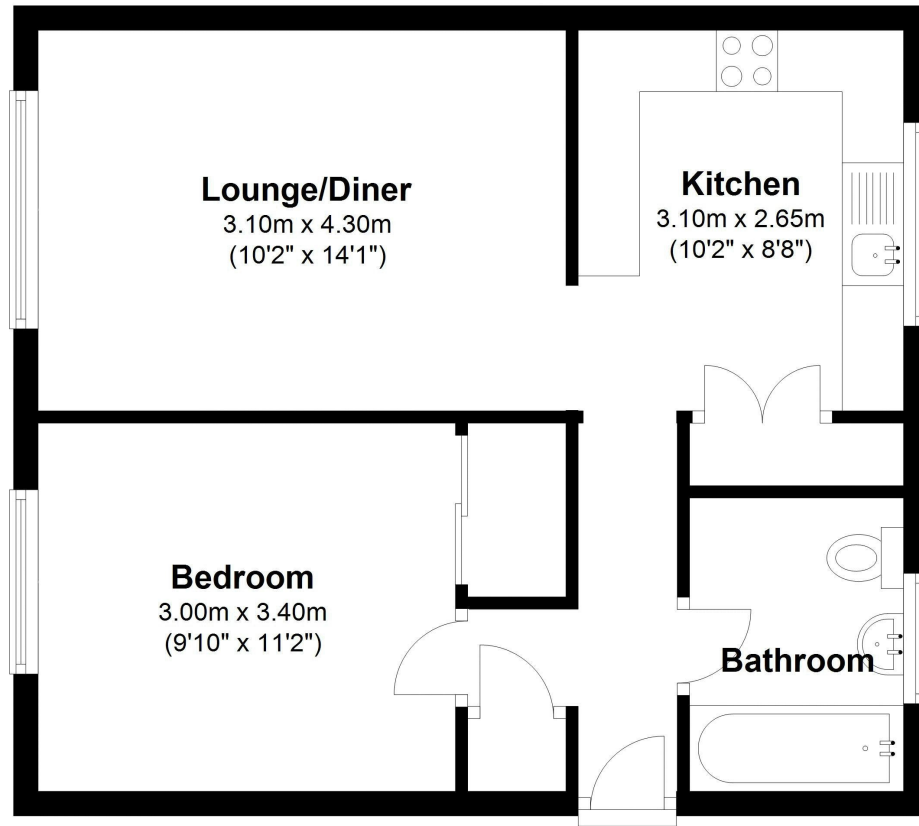






Second Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



Total area: approx. 43.6 sq. metres (469.8 sq. feet)

Tenure Leasehold

Council tax Band A

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 : 5th March 2024