

# 9 Bridle Rd, Madeley TF7 5HB



## £ 2 8 5 , 0 0 0 r e g i o n

This two bedroom detached bungalow sits within a very generous plot with lots of parking and offers easy access to local amenities. The accommodation requires modernisation and includes entrance hall, lounge, dining room, kitchen, pantry, two good sized bedrooms and a shower room. The large south facing rear garden is part laid to lawn and part gravel.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



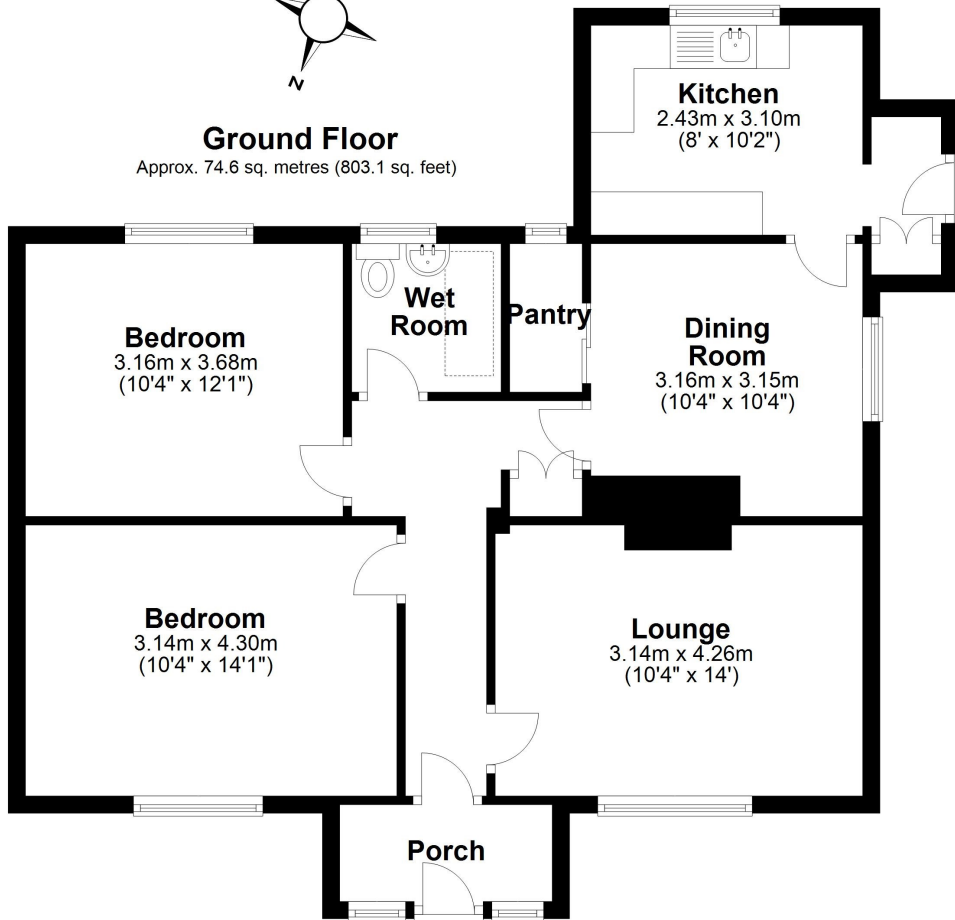






### Ground Floor

Approx. 74.6 sq. metres (803.1 sq. feet)



Total area: approx. 74.6 sq. metres (803.1 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 : 22nd March 2024