



Woodland Hills,
Madeley



OneAgency

01782 970222

hello@oneagencygroup.co.uk



£430,000

Detached residence, situated in a superb location of Woodland Hills in Madeley. The property offers spacious living accommodation with three reception rooms and en suite to the master bedroom. Externally the property benefits from a generous sized plot with mature gardens, off road parking and integral double garage. Viewing of this property which is offered with no chain involvement is highly recommended.





GROUND FLOOR

ENTRANCE PORCH

Double glazed door and window to front, door into hallway.

HALLWAY

Stairs to first floor, radiator.

LIVING ROOM

6.42m x 4.08m (21' 1" x 13' 5") Double glazed windows to front, radiator, feature fireplace.

SITTING ROOM

3.16m x 4.21m (10' 4" x 13' 10") Double glazed french doors and windows to rear, radiator.

KITCHEN

4.21m x 3.10m (13' 10" x 10' 2") Fitted with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, electric hob, fitted oven, plumbing for automatic washing machine, door into rear porch, part tiled walls, tiled floor.

UTILITY

2.43m x 3.28m max (8' 0" x 10' 9") Double glazed window to rear, plumbing for automatic washing machine, tiled floor.

STORAGE ROOM

4.45m x 1.95m (14' 7" x 6' 5") Wall mounted boiler, range of fitted storage space, radiator.

REAR PORCH

Tiled floor, window to rear and door.

DINING ROOM

4.58m x 3.06m (15' 0" x 10' 0") Double glazed french doors and windows to rear, double glazed window to front, radiator, feature fireplace.

FIRST FLOOR

LANDING

MASTER BEDROOM

5.56m max x 4.55m max (18' 3" x 14' 11") Two double glazed windows to front, fitted range of wardrobes and storage.

EN SUITE

2.29m max x 2.07m into shower cubicle (7' 6" x 6' 9") Shower cubicle with mains shower, WC and hand wash basin with storage below, radiator, tiled walls.

BEDROOM TWO

3.31m x 3.48m (10' 10" x 11' 5") Double glazed window to rear, radiator.

BEDROOM THREE

3.02m x 2.21m (9' 11" x 7' 3") Double glazed window to side, radiator.

BATHROOM

4.56m max x 2.09m max (15' 0" x 6' 10") Bathroom suite comprising of bath, W.C., hand wash basin, separate shower cubicle with mains shower, radiator, tiled walls, built in storage area.

INTEGRAL DOUBLE GARAGE

5.67m x 5.59m (18' 7" x 18' 4") Electric up and over door, power and lighting.

OUTSIDE

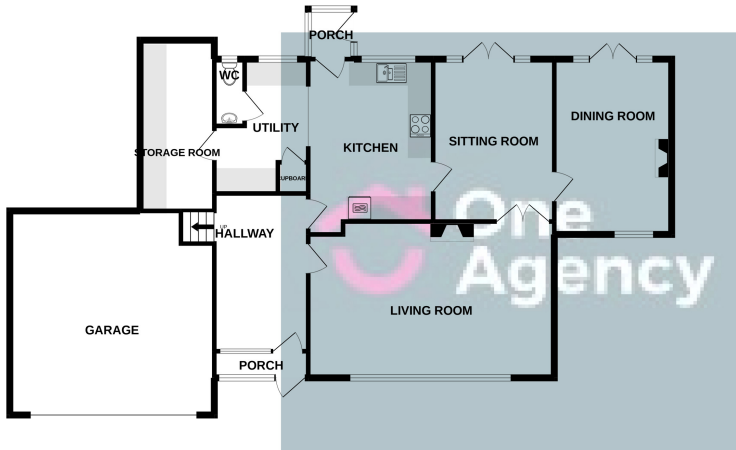
Generous plot with established gardens, driveway providing ample off road parking.

AGENTS NOTES

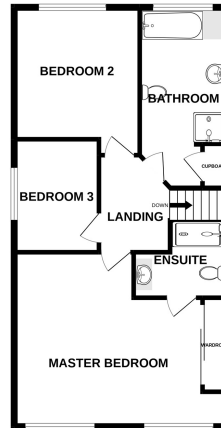
Council Tax Band F



GROUND FLOOR




UPPER FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		74
(56 to 68) D	59	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.