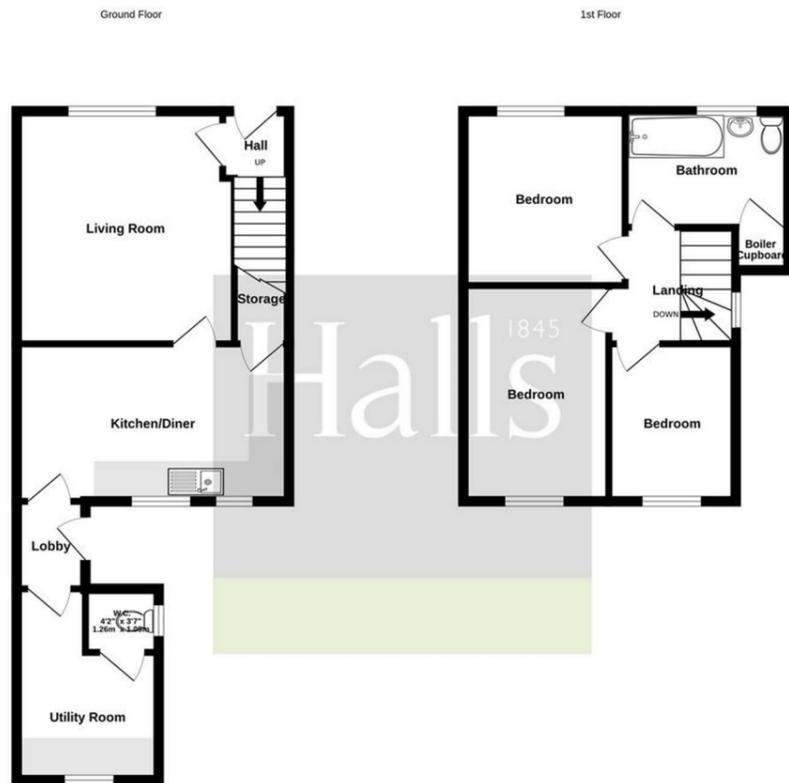


FOR SALE

2 West View Terrace, Madeley, Telford, TF7 5HH

Halls 1845



While 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 guidance 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 Metagon ©2025



FOR SALE

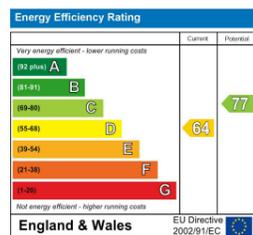
Offers in the region of £190,000

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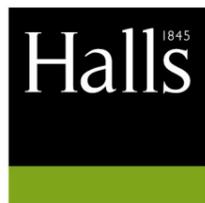
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Beautifully presented three-bedroom home in a highly sought-after residential area, just minutes from the historic Ironbridge. Offering stylish living spaces, a modern kitchen, and a lovely garden backing onto woodland — with driveway parking and no upward chain.



01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- NO ONWARD CHAIN.
- Spacious Accommodation.
- Ample Parking.
- Well Connected Area.
- Rear Garden with Woodland View.
- Well Presented Throughout.

#### DESCRIPTION

Situated within a desirable and well-established residential area, this beautifully presented three-bedroom home offers a superb balance of style, comfort, and convenience.

Just a short drive from the world-famous Ironbridge Gorge — a UNESCO World Heritage Site renowned for its picturesque riverside walks, independent shops, and vibrant café culture — the property also benefits from excellent local amenities and reputable schools.

The ground floor has been thoughtfully designed, featuring a welcoming lounge and a contemporary, fully integrated kitchen and dining area that flows seamlessly into a practical utility room. The space exudes a clean, stylish finish.

To the first floor, there are three well-proportioned bedrooms and a sleek family bathroom fitted with a bath, overhead shower, and glass screen. The home is completed with double glazing and gas central heating throughout, ensuring year-round comfort.

Externally, the property has a gated driveway providing ample off-road parking. The rear garden features a paved patio perfect for outdoor dining and relaxation, set against an idyllic wooded backdrop that creates a sense of privacy and tranquillity.

Offered to the market with no upward chain, this exceptional home presents an ideal opportunity for professionals, families, or buyers seeking a move-in-ready property.

#### LOCATION

Madeley is a historic market town, situated close to the renowned Ironbridge Gorge World Heritage Site. Over recent years, the town centre has seen significant redevelopment, including the addition of a supermarket and a range of local shops, making it a well-established residential area in the southern part of Telford. Just five miles from Telford town centre, residents benefit from easy access to a wide variety of shopping, leisure, and recreational facilities, as well as a mainline railway station offering regular services to Birmingham, Wolverhampton, and Shrewsbury. Excellent road links via the nearby M54 connect to the M6, providing convenient routes to both Birmingham and Manchester airports.

#### ROOMS

##### GROUND FLOOR

**KITCHEN/DINING ROOM**  
8'9" x 15'7"

**LOUNGE**  
13'2" x 12'1"

**UTILITY**  
11'0" x 8'1"

**W.C.**

##### FIRST FLOOR

**BEDROOM**  
12'1" x 8'3"

**BEDROOM**  
9'10" x 9'5"

**BEDROOM**  
8'10" x 7'2"

**BATHROOM**

**EXTERNAL**

**GARDEN**

#### LOCAL AUTHORITY

Telford and Wrekin Council.

#### COUNCIL TAX BAND

Council Tax Band: A

#### POSSESSION AND TENURE

Freehold with vacant possession on completion.

#### VIEWINGS

Strictly by appointment with the selling agent.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.