

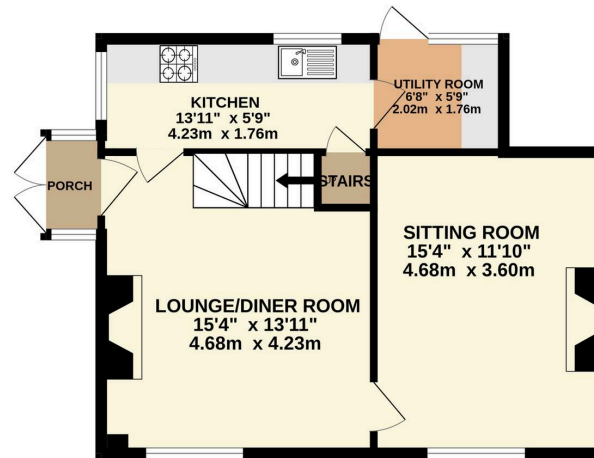


41 Bridle Road, Madeley

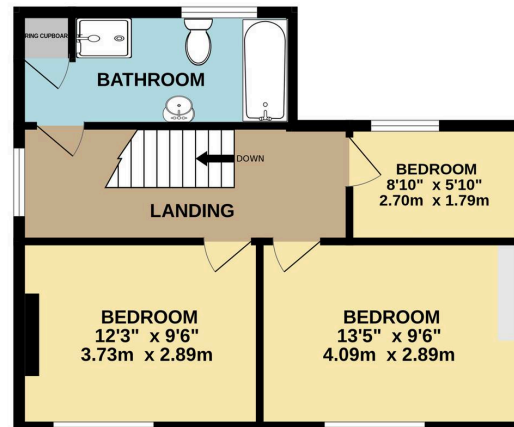
Asking Price: £240,000

Nock  
Deighton  
SINCE 1831

GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 sq.m.) approx.

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.  
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## 41 Bridle Road

Madeley, Telford

This beautifully presented and characterful family home offers a wonderful blend of traditional charm and contemporary living, set within a popular residential area of Madeley.

- A beautifully presented cottage, featuring period features
- Two reception rooms, three bedrooms and family bathroom
- Driveway, private rear garden

The accommodation is thoughtfully arranged over two floors and includes a welcoming porch, a well-appointed kitchen with attractive fitted units, and a practical utility room. The heart of the home is the generous lounge/diner, featuring exposed beams, a wood-burning stove and ample space for both relaxing and entertaining, while a separate sitting room provides additional flexibility as a snug, home office or playroom.

Upstairs, the property offers three well-proportioned bedrooms, all tastefully decorated and filled with natural light, along with a stylish family bathroom finished to a high standard.







Externally, the property enjoys a delightful and private rear garden, ideal for outdoor dining and relaxation, with a lawned area, gravel seating spaces and mature planting. To the front, there is a separate driveway providing convenient off-road parking, further enhancing the practicality of this appealing home. The overall presentation, combined with its character features and generous layout, makes this an ideal choice for families or those seeking a charming home with modern comforts.

Situated in the historic town of Madeley, the property benefits from a well-established community with a range of local shops, cafés, schools and everyday amenities all close at hand. Madeley is renowned for its strong sense of heritage and village feel, while still offering excellent connectivity to Telford town centre, where a wider selection of retail, leisure and employment opportunities can be found.

The area is particularly well placed for commuters, with convenient access to major road links including the M54, as well as nearby rail connections. Surrounded by scenic countryside and close to Ironbridge Gorge, a UNESCO World Heritage Site, Madeley offers the perfect balance between town living and outdoor pursuits, making it a highly desirable location for a wide range of buyers.







## 41 Bridle Road

Madeley, Telford

EPC: To be confirmed

Tenure: Freehold

Services: We are advised that the property is connected to mains electric, gas, water and drainage

Local Authority: Telford & Wrekin

Council Tax Band: B

**Directions** – From Ironbridge follow Madeley Road passing the Abraham Darby School on the right hand side. At Lees Farm roundabout take the third exit into Ironbridge Road which leads onto Park Street take the first left into Park Lane Ave and immediately right into Bridle Road. SAT NAV TF7 5HB

**WHAT THREE WORDS** – ///leans.squeaking.lobby

Buyers Compliance Administration Fee: In accordance with The Money Laundering Regulations 2007, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents





## Nock Deighton Ironbridge

Nock Deighton Estate Agents, 24 High Street – TF8 7AD

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