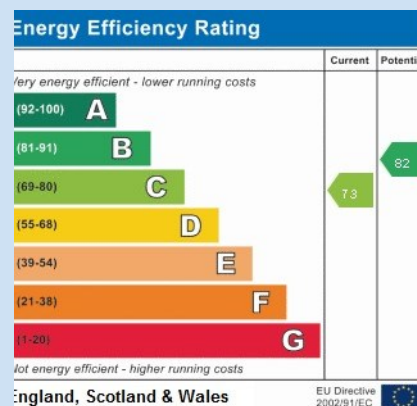


# The Hollies, 2 Mill Lane, Madeley TF7 5DY



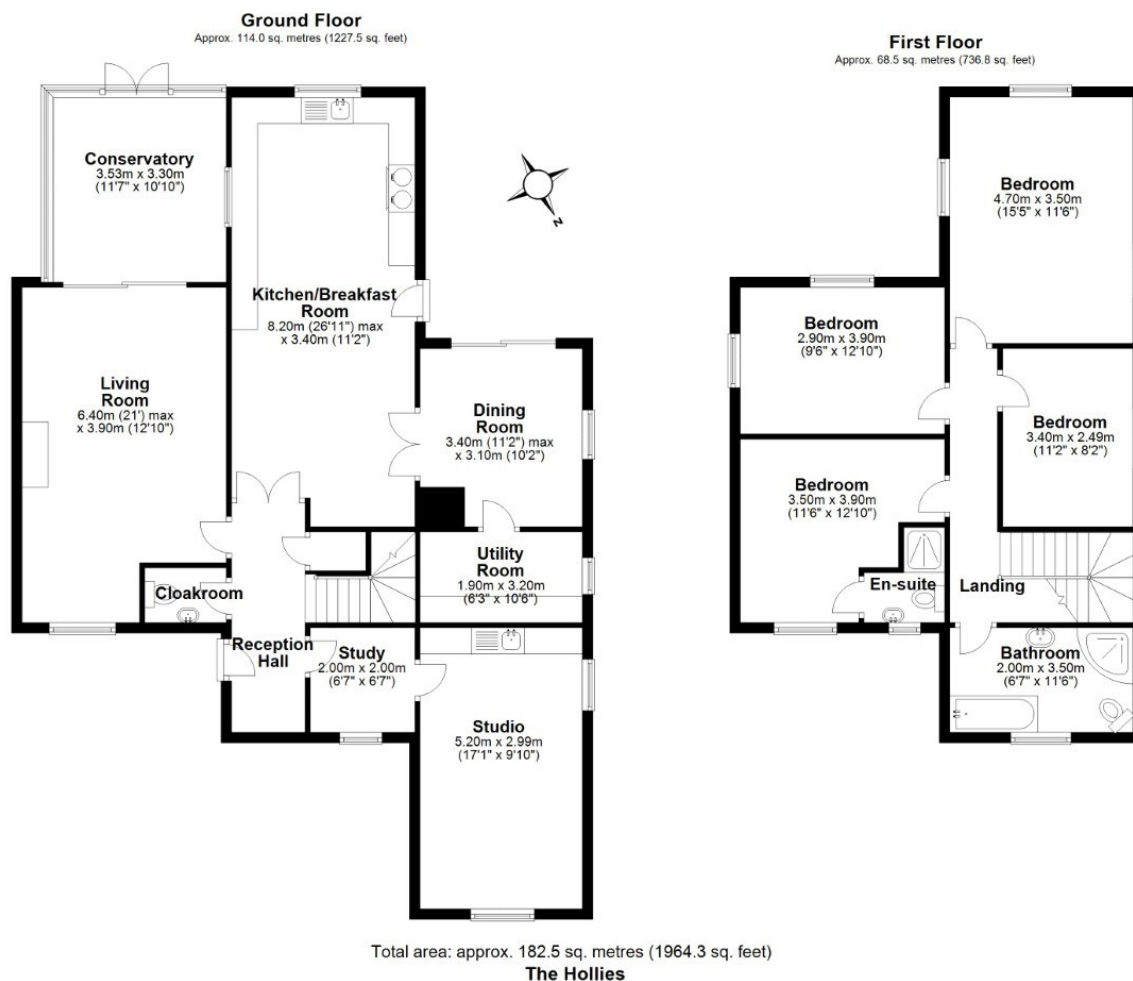
## £ 4 1 5, 0 0 0    r e g i o n

Very spacious four bedroom detached family home with south facing garden. The well presented accommodation includes reception hall with guest cloaks, large living room with adjacent conservatory, generous kitchen/breakfast room, further reception room (currently used as a studio/treatment room but could be used as 5th bedroom), dining room and utility. The first floor offers four double bedrooms (one with en-suite shower room) plus a family bathroom with bath and corner shower. Driveway parking to the front for several vehicles and well maintained south facing rear garden with lawn, borders and seating area for outside dining/relaxing plus two useful garden sheds. Madeley's schooling and amenities are nearby and the area offers excellent access to the national motorway network.









**Tenure** Freehold    **Council tax** Band E

**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 : 17th October 2022