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**50 Sandcroft, Sutton Hill
Telford, TF7 4AA**



Modern mid terraced house occupying a prominent position within an established residential estate, easy access to Madeley town centre gas fired central heating installed, requires general improvement, spacious accommodation, paved garden to rear, on street parking.

Price Guide: £119,950

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Madeley is situated just over a mile from the World heritage site of Ironbridge, where the first Iron Bridge was constructed in 1779. The bridge spans the River Severn across the gorge in this beautiful part of Shropshire, and attracts many visitors each year. It is worth noting that there has been a recent development project in Madeley, which now benefits from the addition of new shops including a large Tesco store, Aldi & Lidl supermarkets. There are two secondary schools including the Madeley Academy with specialist sports centre and several primary schools in Madeley which, along with the Madeley Academy were rated good in their recent OFSTED reports.

The town is in close proximity to Telford Centre (approximately 5 miles) which has a large range of shopping and leisure facilities, and excellent transport links via the Railway and M54 motorway providing access to Birmingham, Shrewsbury and beyond.

Location



Local Authority – Telford & Wrekin Council
Council tax band A

All mains services are connected.

Viewings are strictly by appointment via the Agents



Energy performance certificate (EPC)

50 Sandcroft
Sutton Hill
TELFORD
TF7 4AA

Energy rating

D

Valid until: 1 December 2033

Certificate number: 9360-2910-2390-2877-5231

Property type

Mid-terrace house

Total floor area

98 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

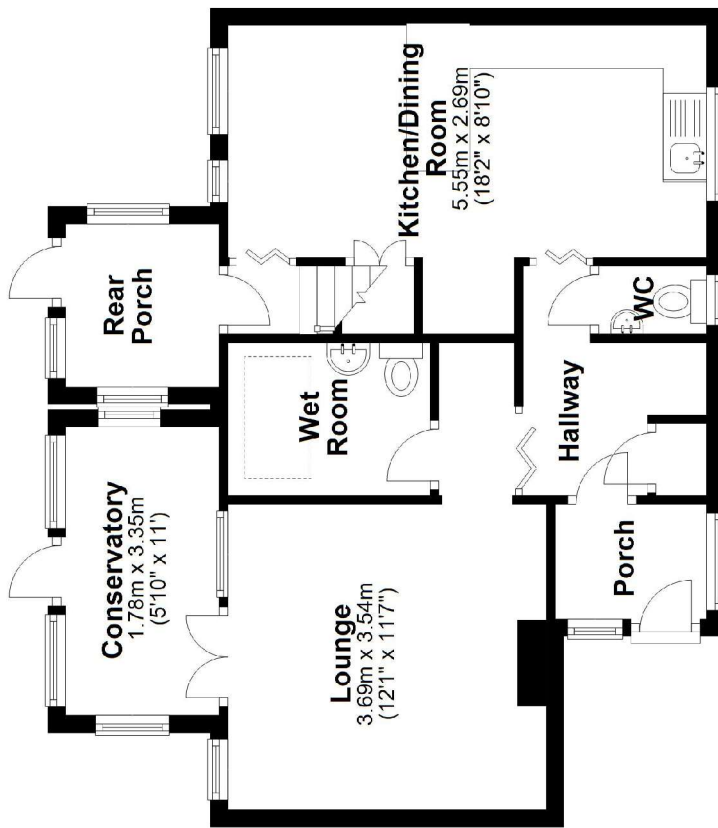
Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Ground Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.1 sq. feet)



Total area: approx. 107.7 sq. metres (1159.2 sq. feet)

Important note: We take great care in preparing our property brochures and the details in these particulars are believed to be correct, but their accuracy is not guaranteed nor do they form part of any contract. For clarification we wish to advise prospective purchasers that these sales particulars are intended as a general guide and none of the statements contained in these details should be relied upon as statements or representations of fact. We have not carried out a survey nor tested the services, appliances, alarms or specific fittings. Room sizes should not be relied upon for carpets and furnishings. You are advised to undertake your own local enquiries and searches and to take advice from your legal representative.