

14 Wesley Rd, Ironbridge TF8 7BD



£ 3 5 0, 0 0 0 r e g i o n

This lovely property sits on a large plot of approx. 1/3 acre in a super south facing location offering stunning views of the surrounding area. The spacious accommodation includes a 24' lounge/dining room, adjacent conservatory, kitchen, ground floor W.C. and storage area accessed externally. The first floor offers three well proportioned bedrooms and a family bathroom. The property was formerly two semi detached cottages that have been combined and will need a plan of restoration works to bring it back its former glory.

There is a detached garage/workshop that might offer potential for annexed accommodation and extensive grounds enjoying plenty of sunshine and fabulous views. There are lots of walks directly from the doorstep and of course there are many options for dining out plus a wide range of attractions on offer in historic Ironbridge. Telford Town Centre, Telford Central Station and the M54 motorway can all be reached within a fifteen minute drive.

Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

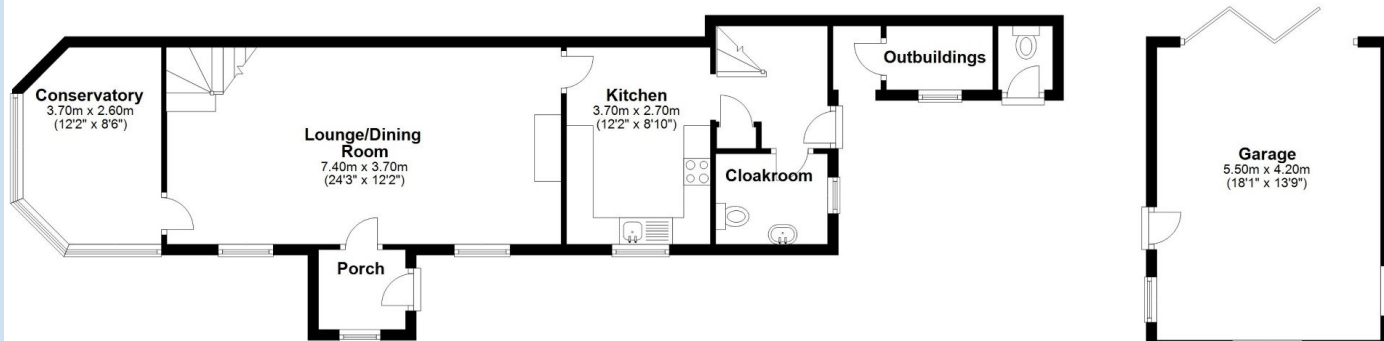






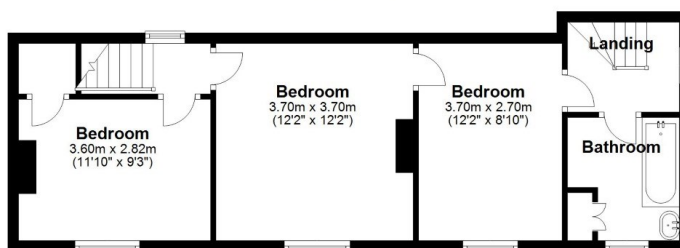
Ground Floor

Main area: approx. 58.6 sq. metres (630.5 sq. feet)
Plus garages, approx. 23.1 sq. metres (248.8 sq. feet)
Plus outbuildings, approx. 5.0 sq. metres (53.3 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.9 sq. feet)



Main area: Approx. 105.3 sq. metres (1133.4 sq. feet)

Plus garages, approx. 23.1 sq. metres (248.6 sq. feet)
Plus outbuildings, approx. 5.0 sq. metres (53.3 sq. feet)

14 Wesley Road

Tenure Freehold

Council tax Band D

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 : 21st February 2024