

10 Church Rd, Coalbrookdale TF8 7NS

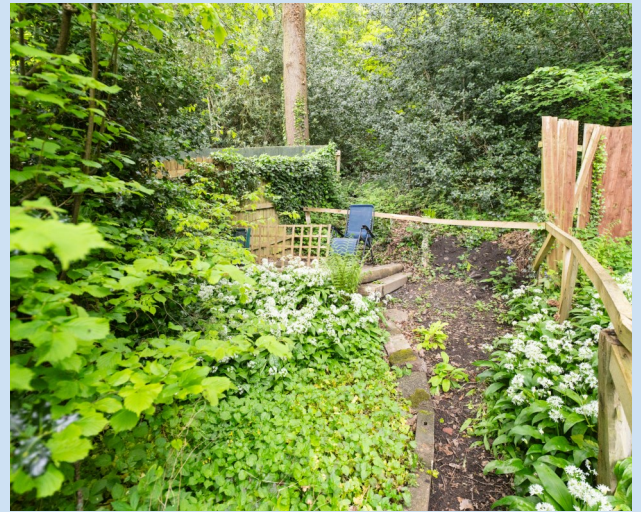


£1 6 4, 9 5 0 region

This delightful cottage sits in an elevated position with views over towards the River Severn. The charming and immaculately presented accommodation includes a well proportioned living room with multi fuel stove, Inglenook fireplace with beam above, double doors into the kitchen/diner with French doors opening to rear courtyard. There is an immaculate quarry tiled floor extending from the kitchen to living room and there are bespoke double glazed wooden windows in keeping with the period style of the property. The first floor features a double bedroom (offering stunning views across the Gorge and of Coalbrookdale Church) and a bathroom, . There is a small private area of walled garden to the front and to the rear is a small courtyard with wrought iron railings leading to the first patio area then steps lead up through the garden to a tranquil second seating option at the top with wooded backdrop. The many attractions of Ironbridge are a short walk away and Telford Town Centre and the national motorway network can be accessed within fifteen minutes.

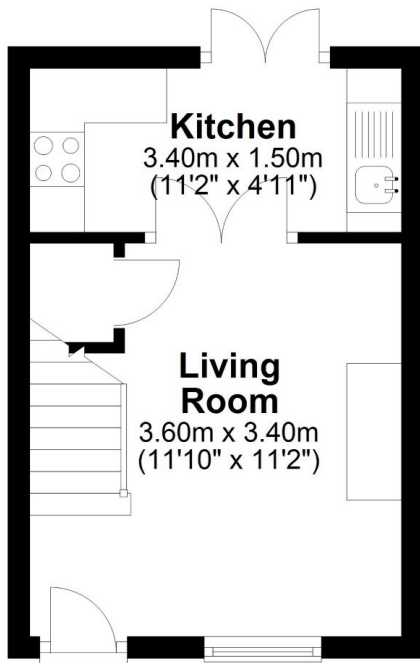
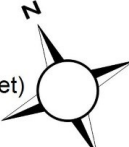






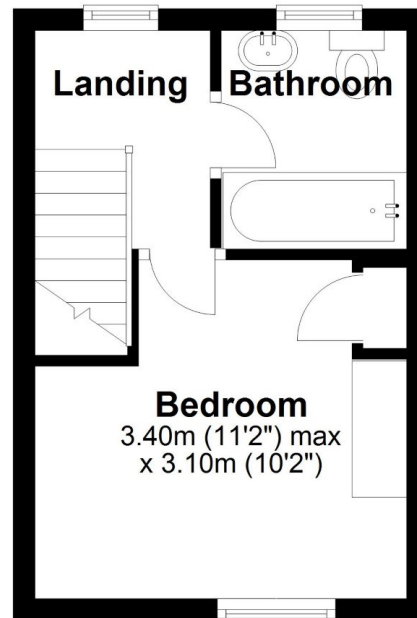
Ground Floor

Approx. 17.7 sq. metres (190.3 sq. feet)



First Floor

Approx. 17.7 sq. metres (190.3 sq. feet)



Total area: approx. 35.4 sq. metres (380.6 sq. feet)

Tenure Freehold **Council tax** Band A

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 : 7th May 2025