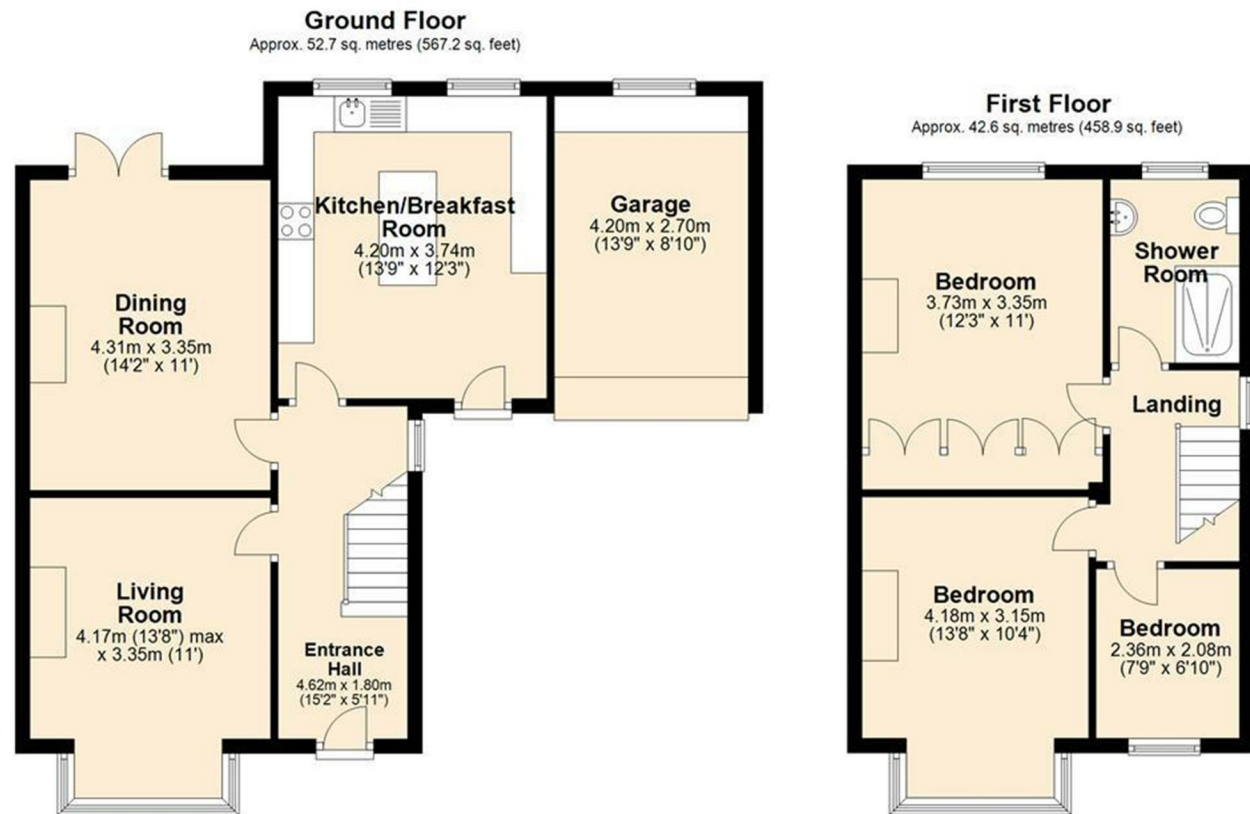


FOR SALE

6 Dale View, Coalbrookdale, Telford, TF8 7DL



Total area: approx. 95.3 sq. metres (1026.1 sq. feet)

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. Plan produced using PlanUp.

FOR SALE

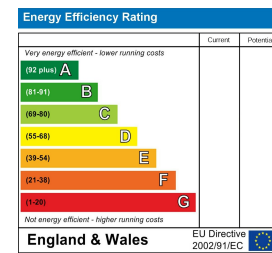
Offers in the region of £350,000

6 Dale View, Coalbrookdale, Telford, TF8 7DL

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Nestled into the idyllic surroundings of Coalbrookdale. This traditional 1930's semi-detached property is the perfect home for a growing family.



01952 971800

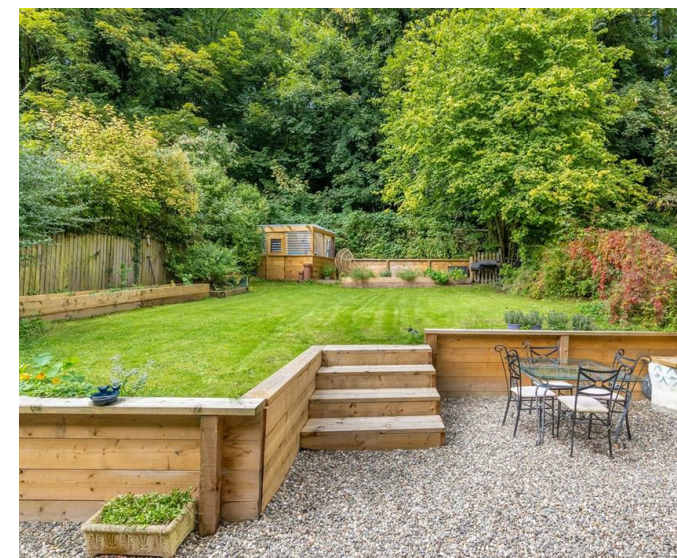
Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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2 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- Gated Driveway
- Desirable Location
- Three Bedrooms
- Recently Refurbished
- Landscaped Garden
- Single Garage

DESCRIPTION

This three-bedroom 1930's semi-detached property has been lovingly restored by the current owners to create a wonderful home with an enviable garden.

Internally, there is a large kitchen/breakfast room with central island, along with 2 reception rooms that offer space and versatility to suit the new owners.

Upstairs, there are two double bedrooms, a single bedroom that is currently utilised as a study, and a bathroom.

Externally, there is a gated driveway to the front aspect leading up to the garage, with a lawned area in front of the property. To the rear, there is a landscaped garden with lawned area, and seating areas at the top and bottom of the garden.

The property has also undergone work to improve the fabric of the building having been re-plumbed and re-plastered.

LOCATION

Coalbrookdale is a long-established locality nestling in the wooded slopes of The Dale and Located on the western edge of Ironbridge close to Dale End Park. Coalbrookdale School, doctor's surgery and Cooperative store are also nearby. A little over four miles southwest of the wide range of facilities at Telford town centre. The area was at the heart of the Industrial Revolution, which in 1779 resulted in the world's first iron bridge being constructed over the River Severn at nearby Ironbridge, and with the Gorge and the local museums forming part of the UNESCO World Heritage Site, is now recognised as a premier tourist area.

ROOMS

GROUND FLOOR

ENTRANCE HALL

With doors leading to the principal ground floor rooms, engineered farm oak flooring, built-in cupboard, and a carpet rail with brass stair rods ascending to the first floor.

KITCHEN/BREAKFAST ROOM

The kitchen has recently been refitted with a range of wall and base 'shaker-style' units with soft-close feature, along with new worktops above. There is a central island with granite worktop, quarry tile flooring, and a boiler that was fitted 3 years ago that still has around 2 years warranty remaining.

LOUNGE

A much-improved room with feature multi-fuel eco 5kw burner with oak mantelpiece, slate hearth, and a lined flue. There is also recently fitted French doors that open into the rear garden, and a floor-to-ceiling radiator.

DINING ROOM

With built-in bookshelves, a Coalbrookdale cast iron open fireplace including Jackfield tile surround and a feature bay window.

FIRST FLOOR

BEDROOM 1

A double bedroom with views to the rear elevation and built-in bespoke wardrobes.

BEDROOM 2

A further double bedroom with views to the front elevation and a bay window with built-in seat and storage underneath.

BEDROOM 3

A single bedroom that is currently utilised as a study

SHOWER ROOM

A recently fitted white three-piece suite comprising shower, wash-hand basin and W.C. The shower room is partially tiled with vinyl flooring.

EXTERNAL

FRONT ELEVATION

A gated driveway that leads up to the garage, with lawn area in front of the property.

REAR ELEVATION

A stunning tiered garden that has been completely transformed by the current owners, with retaining wall, stone seating area with views towards The Gorge, raised beds, log store and a multi-purpose shed/greenhouse.

LOCAL AUTHORITY

Telford and Wrekin Council – 01952 380 000

COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Telford and Wrekin Council on 03456789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: telford@halls.gb.com.

POSSESSION AND TENURE

Freehold with vacant possession on completion.