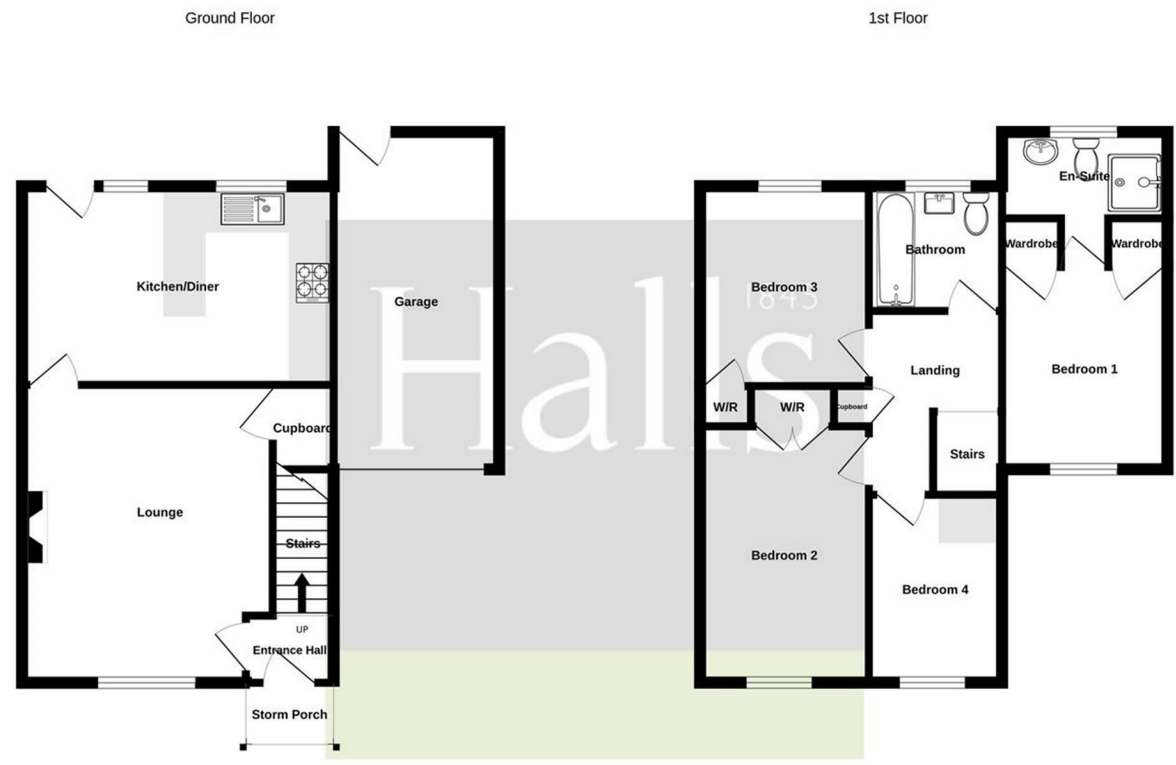


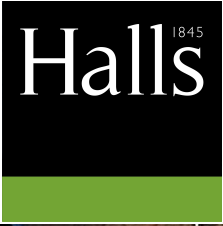
FOR SALE

Honeysuckle Cottage Waterloo Street, Ironbridge, Telford, TF8 7AA



Honeysuckle Cottage Waterloo Street Ironbridge TF8 7aa

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

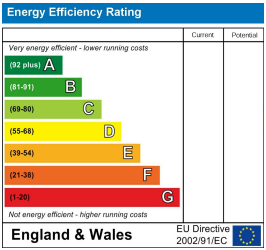
Offers in the region of £285,000

Honeysuckle Cottage Waterloo Street, Ironbridge, Telford, TF8 7AA

**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



Introducing a highly sought-after four-bedroom terraced home in the picturesque Waterloo Road, Ironbridge, now available for sale. Set in a peaceful, tranquil location, this charming property offers a perfect blend of history and modern living, with stunning views and a wealth of local amenities right on your doorstep.



01952 971800

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




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2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Garage & Driveway
- No Onward Chain
- Desirable Location
- Four Bedrooms
- En-Suite to Bedroom One
- Plenty of Storage

DESCRIPTION

The ground floor features a bright and airy lounge, providing a comfortable space to relax while enjoying views of the property’s frontage. The open-plan kitchen/diner is perfect for family meals and entertaining, with a door leading directly to the private rear garden.

Upstairs, the master bedroom offers ample storage with built-in wardrobes and an en-suite bathroom. Three further bedrooms provide plenty of space for a growing family or guests, and the family bathroom offers both convenience and comfort.

Externally, there is a driveway in front of the garage and besides the entrance to the property. To the rear, there is a private low-maintenance garden, with a door to access the back of the garage.

With regards to parking, residents at this property are allocated two parking passes at the car park which is approximately 100 meters down the road from Honeysuckle Cottage, as well as parking at the property.

LOCATION

Ironbridge is a long-established locality with a number of amenities like Coalbrookdale School, doctor’s surgery and Cooperative store 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.

DIRECTIONS

From our office on Market Street, continue to the traffic lights and take a left turn onto Bridge Road, proceeding until you reach the roundabout where you take the second exit onto Wrekin Road. Continue to the end of Wrekin Road and take a left turn at the T junction onto Holyhead Road and proceed for just over ½ mile. Once you arrive at the traffic lights beside The Cock Hotel, take a right turn onto Dawley Road and keep driving for 2 miles before taking the 4th exit at the Lawley Common roundabout onto the A5223. Continue for 1 mile before taking the 3rd exit at Horsehay Roundabout, and then the 2nd exit at the next roundabout. At Jiggers roundabout, take the second exit onto Jiggers Bank and continue straight ahead onto Wellington Road, then Dale Road when you come to the end of the road, turn left onto The Wharfage. Stay on this road until you come to the next roundabout and take the third exit onto Waterloo Street and you will be able to find the property on your left.

GROUND FLOOR

ROOMS

ENTRANCE HALL

The entrance hall offers access up to the first floor.

LIVING ROOM

12’9” x 12’2”  
The living room offers under-stair storage space and views to the front of the property.

KITCHEN/DINER

15’2” x 9’8”  
The open plan kitchen/dine has a range of wall and base units, cooker and sink with drainer as well as access through to the patioed garden area.

FIRST FLOOR

BEDROOM ONE

9’9” x 8’0”  
A double bedroom with fitted wardrobes and views to the front elevation.

EN-SUITE

White three-piece suite comprising shower, wash-hand basin and W.C.

BEDROOM TWO

11’2” x 8’2”  
A double bedroom with a double fitted wardrobe and views to the front elevation.

BEDROOM THREE

9’4” x 8’2”  
Another double bedroom with a single fitted wardrobe and views to the rear elevation.

BEDROOM FOUR

7’5” x 6’9”  
A single bedroom with views to the front elevation.

BATHROOM

The bathroom is equipped with toilet, hand wash basin and bath facilities.

EXTERNAL

GARAGE

The property benefits from a good-sized garage.

GARDEN

Low-maintenance and enclosed garden with gravelled and patioed area.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band D.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.