

FOR SALE

21 Church Hill, Ironbridge, Telford, TF8 7PZ



Total area: approx. 111.4 sq. metres (1198.7 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

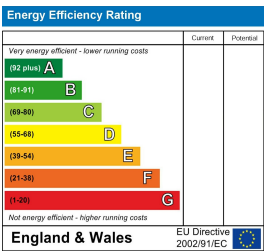
Offers in the region of £400,000

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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



This well-presented three-bedroom period property sits in an elevated position on an impressive plot and provides stunning views across Ironbridge Gorge.




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3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Picturesque location
- Elevated position
- Spectacular views
- Period property
- Total ft² - 1001
- South-facing garden

DIRECTIONS
From Shrewsbury take the B4380 Atcham Road and after about 1 mile turn right onto the B4380 heading for Ironbridge. Follow this all the way through to Buildwas and then take the first right turning signposted Much Wenlock A4169 road and very quickly left, heading for Ironbridge. On reaching a mini roundabout, proceed straight across onto The Wharfage, then proceed along until you get to a further roundabout, when you take the first left onto Church Hill where the property can be found around 100 metres up the hill on the right-hand-side.

SITUATION
The property is set in a commanding position on Church Hill, providing elevated views over Ironbridge Gorge and the River Severn. Ironbridge centre is within walking distance, which is a World Heritage Site. The town centre offers a selection of shops, primary and secondary schools, together with a number of delightful walks. Ready access can be gained to main commuter routes linking through to Telford town centre, where you can find a wide-range of shopping and leisure facilities, rail service and connections onto the M54 motorway linking through to the M6 and Birmingham.

DESCRIPTION
As you approach, this charming three-bedroom period property – dating back to the mid-18th century there is an attractive front courtyard with traditional outbuilding, which is currently utilised as a utility and storeroom, with the courtyard providing ample space for potted plants and a seating area. You enter the property via a glass fronted porch, which in turn leads into a large kitchen and dining area. The first floor has a spacious lounge with further vistas across Ironbridge, plus a bedroom/study that provides access to the rear garden. Upstairs, there are two further double bedrooms on the second floor, plus a three-piece bathroom suite. The garden is south-facing and offers fantastic views across The Gorge, with an option to purchase additional land. The location is set within the Ironbridge Gorge World Heritage Site which offers a variety of woodland walks, cycle paths and access to a range of historic and cultural sites. Residents can park within the Ironbridge Gorge free of charge via a permit system operated by the Local Authority including on street parking.

ACCOMODATION
PORCH
A large porch providing ample space for storage, plus a seating area enabling you to enjoy the views on offer.

CLOAKROOM
Situating off the porch for convenience, the cloakroom provides wash-hand basin and W.C.

KITCHEN
A good size room with a range of wall and base units, electric oven, sink with drainer, dishwasher and space for a fridge/freezer. There is also an open staircase which provides access to the first floor.

DINING AREA
Open-plan with the kitchen and offering the perfect space for entertaining. Benefitting from views towards the Gorge and an inglenook fireplace with log-burning stove.

FIRST FLOOR LANDING

LIVING ROOM
A wonderfully spacious room with views towards the Gorge and ample space for a selection of furnishings.
BEDROOM 3/ STUDY
A versatile room which is currently utilised as a study/library, but retaining space for a day bed enabling space for guests to stay. The room is dual aspect and provides access to the rear garden.

SECOND FLOOR LANDING
A bright and airy space that lights up in the morning sun. Benefitting from a large storage cupboard and a further airing cupboard that houses the boiler.

BEDROOM 1
A good size double bedroom with vaulted ceilings creating even more space and views towards the rear garden.

BEDROOM 2
A further double bedroom with awe-inspiring views and a useful fitted storage cupboard/wardrobe.

BATHROOM
Three-piece suite comprising bath with overhead shower, wash-hand basin and W.C.

EXTERNAL
The rear garden is south-facing, with views across The Gorge above the rooftops creating a delightful place for relaxing and entertaining. There is a further seating area on the patio at the front of the property, and the option to purchase additional land if required.

GENERAL REMARKS

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.
TENURE
Freehold although purchasers must make their own enquiries via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected.

COUNCIL TAX
Council Tax Band D.

VIEWINGS
Viewings are strictly by prior appointment with the selling Agents, Halls.

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.