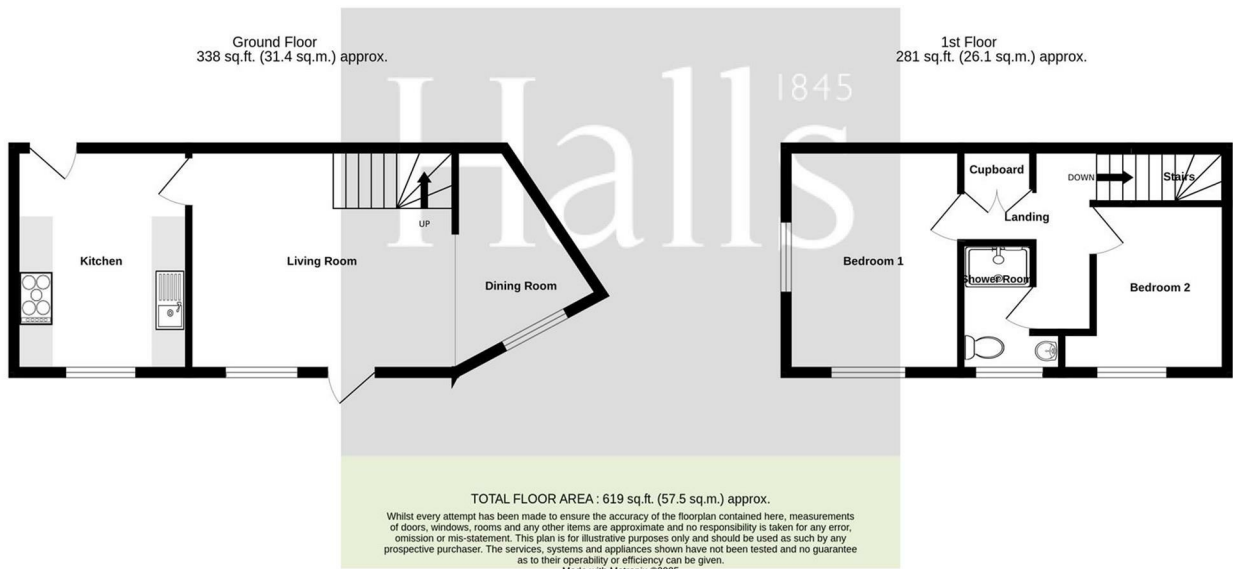


FOR SALE

2 Newbridge Road, Ironbridge, Telford, TF8 7BA



FOR SALE

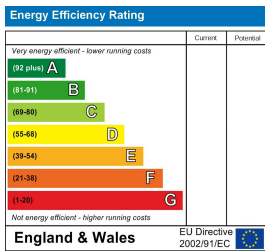
Offers in the region of £230,000

2 Newbridge Road, Ironbridge, Telford, TF8 7BA

**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 in the charming area of Ironbridge, Telford, this delightful house on Newbridge Road offers comfort and convenience. With a total living space of 619 square feet, this property is ideal for small families, couples, or individuals.




01952 971800

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




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2 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



- Picturesque Location.
- Character Property.
- Perfect for First-Time Buyers or Investors.
- Great Transport Links.
- Two Double Bedrooms
- Total ft² - 619.00

DESCRIPTION

This charming 2-bedroom property in the heart of Ironbridge offers a perfect blend of modern living and historic character. The open-plan living and dining area creates a spacious and welcoming atmosphere, ideal for both relaxation and entertaining. The contemporary kitchen is well-equipped with all the essentials, providing a functional space for cooking. The property features two comfortable bedrooms, perfect for a small family, couple, or professional couple. A well-appointed shower room completes the layout, offering convenience and style. Nestled in the charming town of Ironbridge, this property offers the perfect balance of proximity to the town's historic landmarks, local amenities, and stunning scenery, while being situated in a peaceful area away from tourism.

LOCATION

Steeped in industrial heritage, Ironbridge features local museums that are part of the World Heritage Site and is now recognised as a premier tourist destination. The pub next door is Ironbridge's oldest, offering a unique piece of local history. Approximately five miles to the north lies Telford town centre, offering an excellent range of shopping and recreational facilities, as well as a railway station and access to the M54.

DIRECTIONS

From our office on Market Street in Wellington, turn left onto Bridge Road. In 0.4 miles take the second exit onto Glebe Street. In 310 yards turn right onto High Street. Stay on this road for 2.4 miles before taking the fourth exit at the next roundabout on to the A5223. In 0.9 miles take the third exit at the next roundabout, staying on the A5223. In 0.5 miles you will come to another roundabout, take the second exit, still on the A5223. In 0.2 miles take the second exit at the round about onto Jiggers Bank. In 1.2 miles, bear right onto Dale Road. In 0.4 miles turn left onto The Wharfage. Stay on this road for 0.5 miles before taking the second exit at the next roundabout onto Madeley Road. Turn right onto Jockey Bank in 0.3 miles and right again in 80 yards onto Wesley Road. In 20 yards turn left onto Newbridge Road before finding the property on your right in approximately 50 yards.

GROUND FLOOR

ROOMS

LIVING ROOM

The spacious living room provides views to the front elevation.

DINING ROOM

The dining room is relatively open-plan to the living room and offers a window to the front of the property.

KITCHEN

The kitchen provides ample worktop and storage space as well as views the the front elevation and access to the rear of the property.

FIRST FLOOR

BEDROOM ONE

Bedroom one is a spacious double bedroom with dual aspect windows to the front and side of the property.

BEDROOM TWO

Bedroom two is a further double bedroom with views to the front elevation.

SHOWER ROOM

The shower room is a white three-piece suite comprising of shower, hand-wash basin and W.C.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band B.

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.