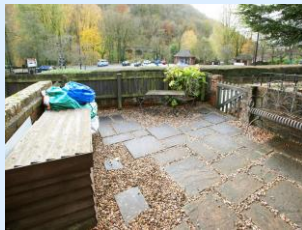


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

30 The Wharfage, Ironbridge, Telford, Shropshire, TF8 7NH



Offers in
Excess of
£260,000

Enviously positioned, in the heart of the Ironbridge Gorge, A beautifully Character Rich Two Bedroom Cottage Stunning views overlooking the the world famous historical Ironbridge and river Severn. Providing approximately 58.3 sq meters (627.6 sq Feet) of spacious living space Wonderfully positioned and only a short walk to the surrounding amenities, restaurants, shops and attractions. Ground floor: Entrance door into lounge/diner with featured fireplace, exposed wooden beams, stone and brick walls, kitchen with rear access door with steps rising to passageway. First floor: Main bedroom of excellent size and bedroom two also of good size, shower room, gas central heating and double glazing. Beautiful scenic views overlooking the gorge, woodlands and river Severn. We are informed by the current owner the properties are not grade listed.



Sales
01952 641111

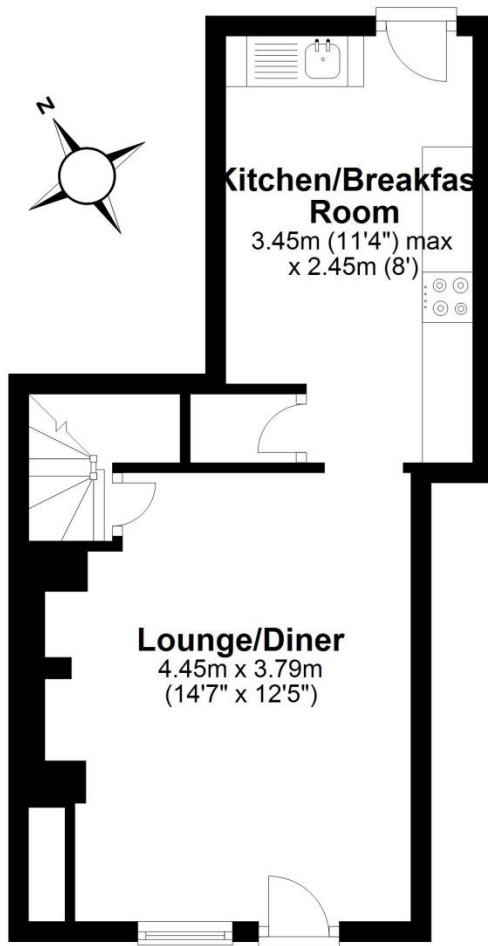
email: harwood@harwoodestates.com

www.telfordstateagent.co.uk

Lettings
01952 505505

Ground Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



Total area: approx. 58.3 sq. metres (627.6 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band Currently run as business's so no council tax band
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.B	Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.
Viewing Arrangements	by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.

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

21 November 2023

