

HARWOOD

THE ESTATE AGENT

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29 Paradise, Coalbrookdale TF8 7NP



Offers in excess of £240,000

This attractive three bedroom property is nicely located within walking distance of Ironbridge's many attractions, the local primary school, Dale End Park and many options for country walks.

The stylish accommodation includes spacious lounge with wood burner, good sized kitchen/breakfast room overlooking the garden and some useful under stair storage. The first floor features three well proportioned bedrooms and a smart shower room, with original oak flooring and a cast iron open fireplace in the principle bedroom. Externally, there is driveway parking and a generous sunny, tiered garden to the rear with wooded backdrop, patio area for outside dining/relaxation, storage shed and useful brick outbuilding. The property has benefitted from a new boiler in 2024.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.







Tenure Freehold **Council tax** B

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. 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 : 12th August 2024