

HARWOOD

THE ESTATE AGENT

01952 881010

12 Sunnyside Avenue, Coalbrookdale TF8 7ET



£2 4 4, 9 5 0 region

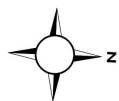
This lovely property has been much improved and extended by its current owners with the addition of a stunning loft room. Nicely located in Coalbrookdale, and with lots of countryside walks from the doorstep. The well presented accommodation includes entrance porch, spacious lounge with fireplace, stylish kitchen/diner with double doors opening out to the rear. The first floor features two well proportioned bedrooms, study area and family bathroom, with the super addition of a principle bedroom located on the second floor with ensuite shower room. Externally there is gated driveway parking to the front, and a low maintenance rear garden with patio area for outside dining/relaxation and split level areas. The many attractions of Ironbridge are a short drive away and there is good access to the national road network.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

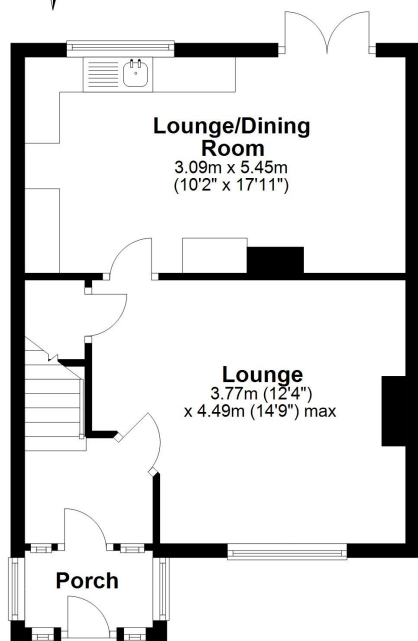






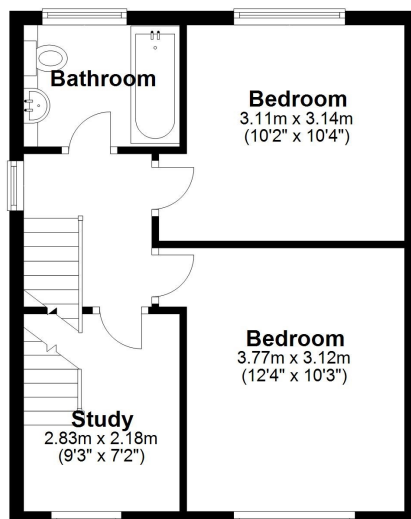
Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



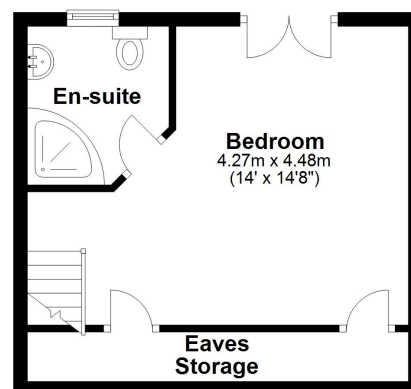
First Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



Second Floor

Approx. 27.7 sq. metres (298.1 sq. feet)



Total area: approx. 105.7 sq. metres (1137.9 sq. feet)

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 : 1st September 2024