

HARWOOD

THE ESTATE AGENT

01952 881010

34 Belmont Rd, Ironbridge TF8 7QT



£ 2 4 4, 9 5 0 region

This period cottage on Belmont Road in Ironbridge offers a unique combination of historic charm and modern convenience.

Situated in a picturesque location, it is ideal for nature enthusiasts with countryside walks right on the doorstep.

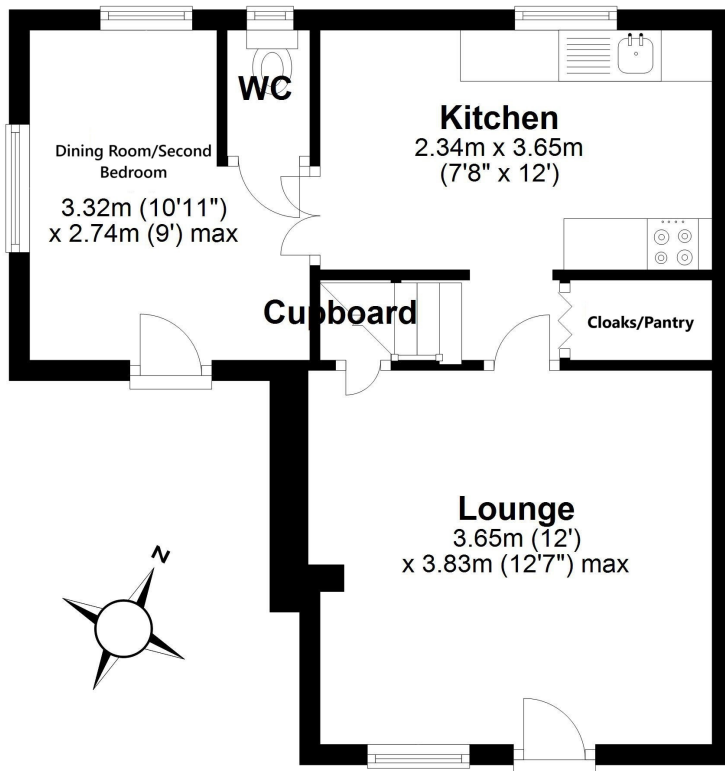
The property, which has previously been successfully run as an Airbnb, is equally suited as a cozy home. Unusually for the area, it includes its own private parking space and the owner is entitled to two free residents' parking permits. Inside, the cottage has been recently redecorated, both inside and out, and features a welcoming lounge with a striking inglenook fireplace and woodburner. The ground floor also includes a pantry with a sliding door, a kitchen/diner, and a versatile dining room that can double as an additional bedroom. Upstairs, the first floor boasts a generously sized double bedroom with a walk-in wardrobe, a spacious family bathroom, and the original oak floorboards preserved beneath the carpets. Period features, such as wattle and daub walls and exposed beams, add to its character, while gas central heating and double glazing ensure comfort. The garden lies to the side and rear and offers a pleasant area for relaxation. The cottage is conveniently located, with the popular Golden Ball pub just a five-minute walk away and Ironbridge's many attractions accessible on foot within ten minutes. This versatile property combines a rich sense of history with practical living.





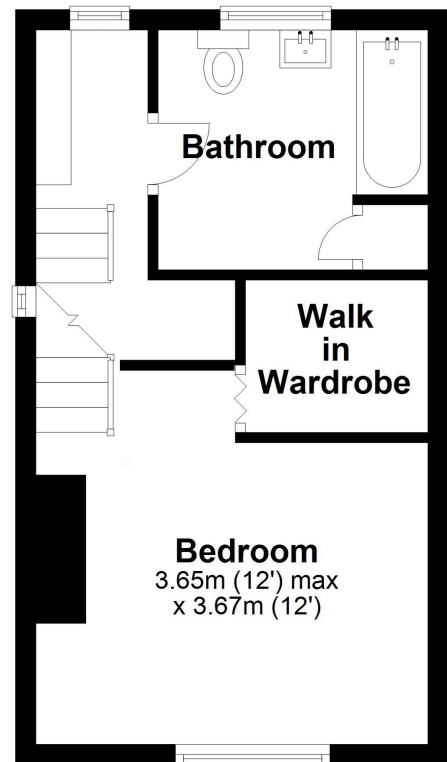
Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.4 sq. feet)



Total area: approx. 62.0 sq. metres (667.9 sq. feet)

Tenure Freehold **Council tax** Band 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 : 28th November 2024