

# HARWOOD

## THE ESTATE AGENT

01952 881010

### 32 Kyrle Close, Ironbridge TF8 7BQ



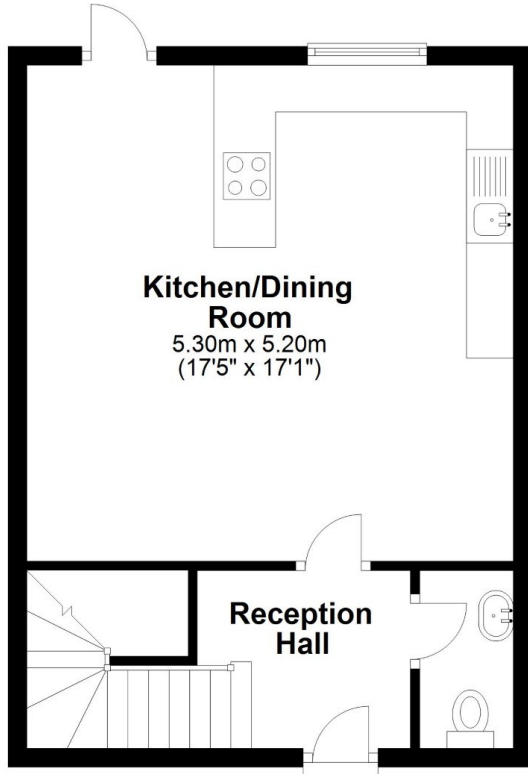
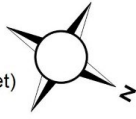
## £ 2 6 0, 0 0 0 region

This attractive property, once part of the historic Beeches Hospital in the picturesque town of Ironbridge, was thoughtfully transformed by Shropshire Homes around 2010 to combine period charm with contemporary living. The home offers a perfect balance of elegance and functionality, starting with a welcoming reception hall that includes a convenient guest cloakroom. The heart of the property is the spacious and beautifully designed open-plan lounge, kitchen, and dining area, which creates a versatile space ideal for both relaxation and entertaining. On the first floor, you'll find two well-proportioned bedrooms, each offering ample natural light. The family bathroom is tastefully appointed, featuring modern fixtures and finishes that complement the home's overall aesthetic. Externally there is a south facing garden to the rear with useful garden shed and a parking space and small garden area directly to the front of the property. The location provides direct access to countryside walks, allowing residents to immerse themselves in nature right from their doorstep. Historic Ironbridge, renowned for its charm and heritage, is just a short distance away and offers an array of inviting restaurants, quaint cafes, and traditional pubs, perfect for enjoying the vibrant local community. For everyday convenience, the nearby town of Madeley offers a variety of supermarkets, well-regarded schools, and other essential amenities, ensuring all your needs are within easy reach. This property presents a unique opportunity to enjoy a harmonious blend of heritage, style, and practicality in a highly desirable setting.

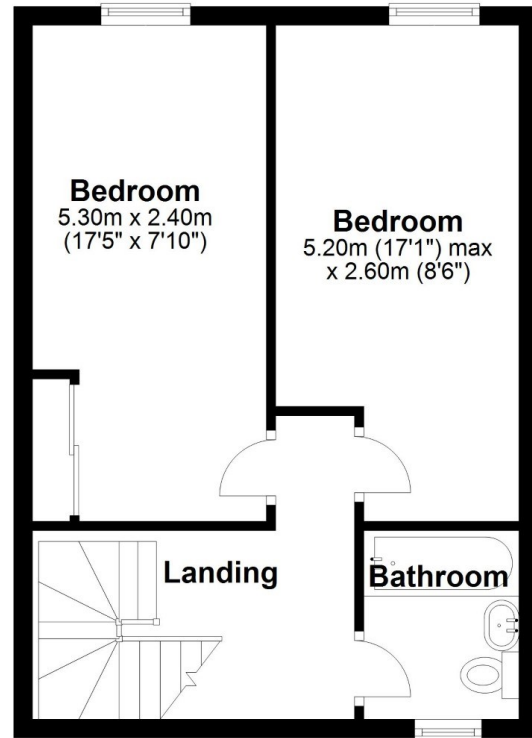




**Ground Floor**  
Approx. 38.0 sq. metres (408.6 sq. feet)



**First Floor**  
Approx. 38.0 sq. metres (408.5 sq. feet)



**32 Kyrle**

**Tenure** Freehold    **Council tax** Band D

**Annual estate management fee payable** £350

**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 : 10th December 2024