

HARWOOD

THE ESTATE AGENT

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£ 3 5 0, 0 0 0

This charming Grade II Listed two-bedroom cottage is quietly tucked away on Belmont Road, Ironbridge, offering a blend of character and modern convenience. The well-designed layout includes an open-plan reception area with a cozy wood burner, a well-equipped kitchen, and a spacious lounge/diner with a fireplace, creating a warm and inviting living space. Upstairs, there are two comfortable bedrooms and a stylish modern shower room. Large windows allow for plenty of natural light, enhancing the sense of space. There is a generous sunny garden with summerhouse situated a few metres away from the property, ideal for relaxing and offering plenty of scope for creating a vegetable plot or for entertaining. The property benefits from a parking space and garage with electric roller shutter door in a nearby parking area. Just a short walk from the historic attractions of Ironbridge, the cottage is close to independent shops, pubs, restaurants, and museums. Picturesque countryside walks can be enjoyed right from the doorstep.

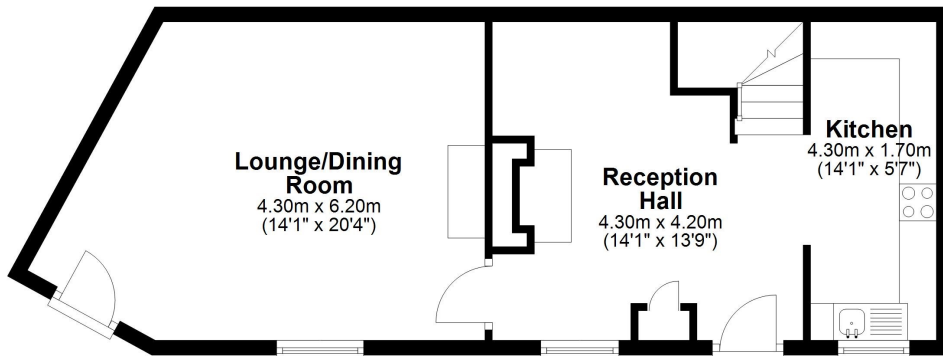






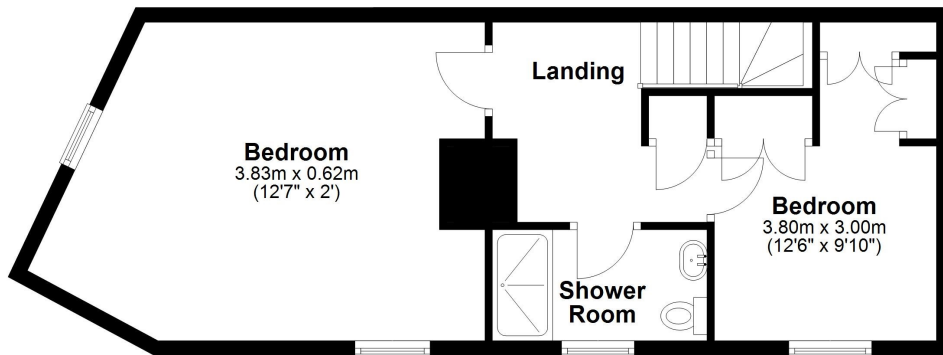
Ground Floor

Approx. 48.9 sq. metres (526.5 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.9 sq. feet)



Total area: approx. 98.2 sq. metres (1057.5 sq. feet)

8 Belmont Road

Tenure Freehold **Council tax** Band D

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 February 2025