

# HARWOOD

## THE ESTATE AGENT

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### Pembroke House, Henrietta Way, Coalport TF8 7JJ



## £ 6 2 5, 0 0 0 region

This elegant home welcomes you with a Georgian-style entrance door opening into a reception hallway with cloakroom access. The ground floor features a stunning open-plan kitchen and breakfast area with direct access to the garage, a discreet utility space, and a bright double-aspect living room with a feature log burner and French doors leading to the terrace and gardens. Underfloor heating runs throughout the ground floor. Upstairs, the impressive master bedroom enjoys dual-aspect views, a private terrace with garden access, and a luxury ensuite shower room. A further bedroom and a stylish family bathroom complete the first floor. The second floor offers two generous double bedrooms with dormer windows and a modern shower room. Outside, there is parking for up to 4 cars, a garage with separate doors, and landscaped gardens, including a spacious rear garden with terrace and beautiful gorge views. Part of an exclusive development of just twelve homes with a communal entrance, this property is set in historic Coalport, renowned for its links to Coalport China and the Industrial Revolution. The area offers riverside walks, two local pubs/restaurants, the nearby Maws Craft Centre, and convenient access to Ironbridge (2 miles), Blists Hill Museum (1 mile), and Telford Town Centre (6 miles). Excellent transport links via the M54 connect to the M6 and M1. Estate management fee approx. £250pa



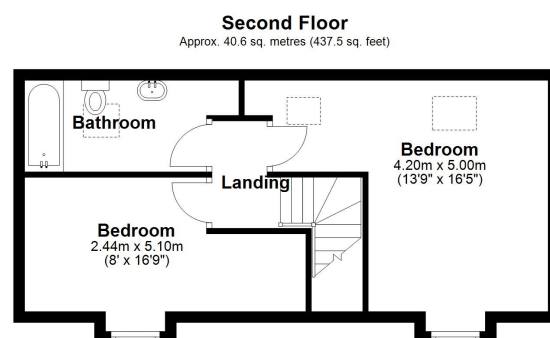
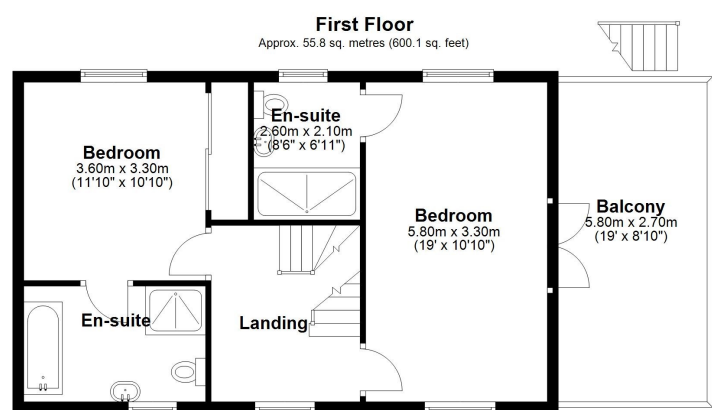
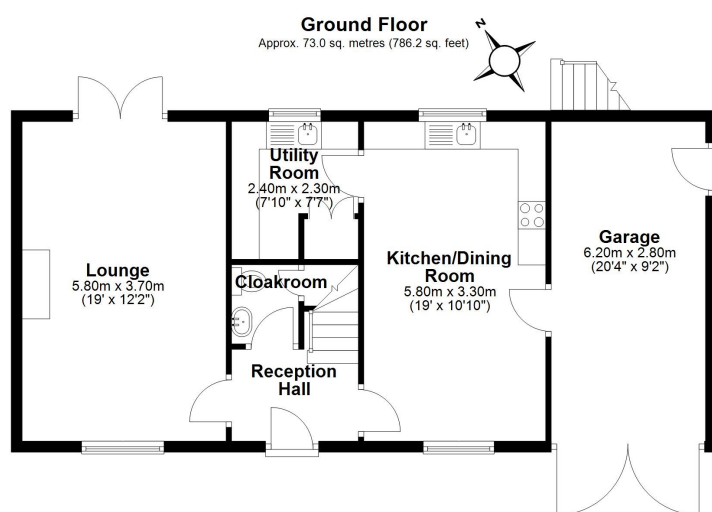












Total area: approx. 169.4 sq. metres (1823.8 sq. feet)

**Pembroke House**

**Tenure** Freehold    **Council tax** Band F

**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 : 4th September 2025