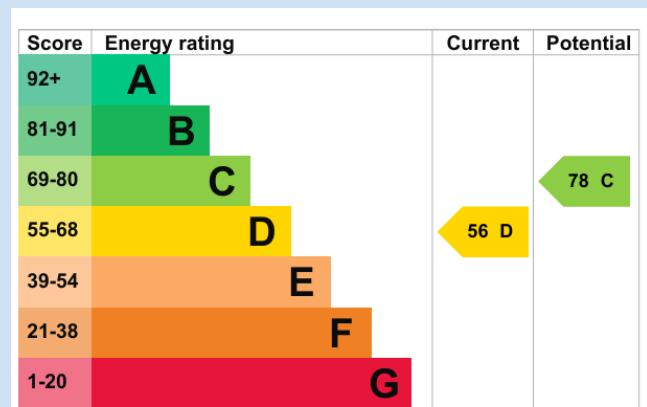


54 Wellington Rd, Coalbrookdale TF8 7DU



£ 465,000 region

Located in Coalbrookdale, and close to historic Ironbridge and its many attractions. This beautifully proportioned Grade II Listed home, dating back to around 1780, offers generous and flexible accommodation across two floors, complemented by a cellar and garage. Rich in character and thoughtfully presented throughout, it blends period features with comfortable modern living. Steps rise from the off-road parking area to the front of the property. The ground floor includes a welcoming lounge full of charm, featuring quarry tiled flooring, an Inglenook fireplace and a log burner. The separate dining room is ideal for entertaining, with exposed beams and an open fireplace, while a bright breakfast area adjoins the well-appointed country-style kitchen, complete with white goods and fridge. The study offers excellent versatility and could serve as a fifth bedroom or guest room, supported by an adjacent shower room. Upstairs, four well-proportioned bedrooms are arranged around a central landing and served by a family bathroom with both bath and separate shower. Outside, the large terraced garden enjoys elevated views and includes a small shed that has been converted into a useful laundry room/BBQ area. A chicken coop is also in place and currently used for garden tool storage. The cellar sits directly beneath the dining room and provides valuable storage or potential hobby space. Telford Town Centre, and the M54 motorway can be reached within fifteen minutes, making this a very accessible location.

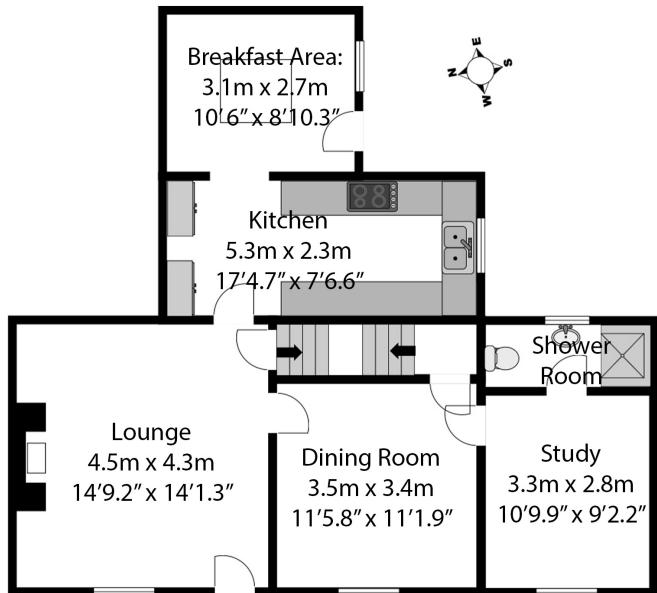




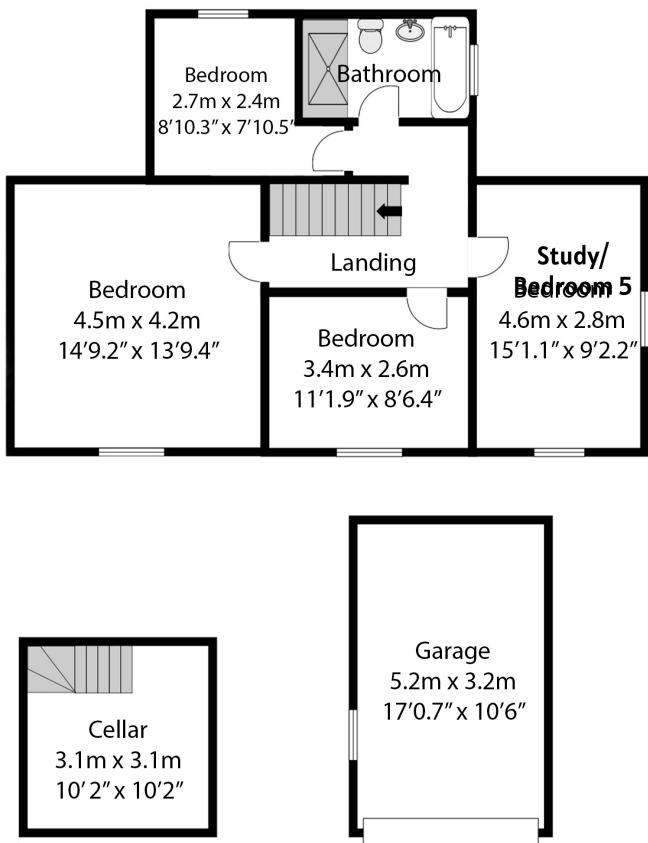




Ground Floor: 71.3sq.meters (767.5sq feet)



First Floor: 63.9sq. meters (687.8sq feet)



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 January 2026