

Ivy Cottage, 28 Darby Road Coalbrookdale, Shropshire, TF8 7EW



Pretty double fronted grade II listed detached cottage, full of character and charm, steeped in history, tastefully presented, gas fired central heating, two reception rooms, three bedrooms, parking for two cars, generous garden plot, lovely wooded outlook to the front

Price Guide: £370,000

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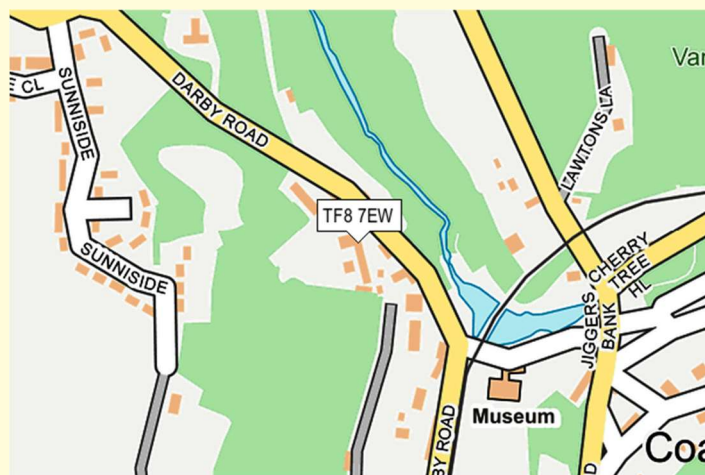
Ivy Cottage, Darby Road, Coalbrookdale, TF87EW

Coalbrookdale is a long established locality that was at the heart of the Industrial Revolution, which in 1779 resulted in the world's first iron bridge being constructed over the River Severn at nearby Ironbridge. Ironbridge Gorge with its natural beauty and charm, and Ironbridge itself with its local museums are recognised as a UNESCO World Heritage Site and conservation area, and attract many visitors to the area. Coalbrookdale is a little over four miles from Telford town centre with its excellent range of facilities and amenities including Shopping Centre, Ice Rink, Parks, Cinema and transport links via the railway and the M54 motorway.

Location



The map show the centre of the postcode rather than the exact property location



Local Authority – Telford & Wrekin Council

Council tax band D

All mains services are connected.

Viewings are strictly by appointment via the Agents

Accommodation

Timber and glazed outer door to:

Lean to Garden Room/Utility

Tiled floor, plumbed for washing machine, gas fired central heating boiler, door to rear garden and door to:

Useful storage room.

Kitchen



Clay tiled floor, fitted white painted base cupboards with tiled worktops, one and a half bowl single drainer stainless steel sink unit plus mixer tap, gas for cooking, glazed windows, ceiling beams. The kitchen opens to:

Hallway

Having understairs pantry.

Lounge/Dining Room



Ceiling beams, dado rail, sash windows to front, carved open fireplace surround, beamed ceiling, dado rail, glass cabinet, external door, door and stairs to the first floor.



Bathroom/w.c



Having a white suite with panelled bath, low level w.c, pedestal wash basin, tiled floor, beams.

First Floor

Landing

Bedroom One



Having wash hand basin with cabinet below, sash window with wooded outlook.

En-Suite Shower Room

Having Triton electric shower.

Bedroom Two



Wash basin with cabinet below, exposed timbers, deep storage/airing cupboard, sash window with fine wooded aspect.

Bedroom Three

A good sized single bedroom, glazed window to rear.

Separate w.c

With low level w.c and frosted window.

Outside

Parking

To the front there is a concreted parking area with space for two vehicles.

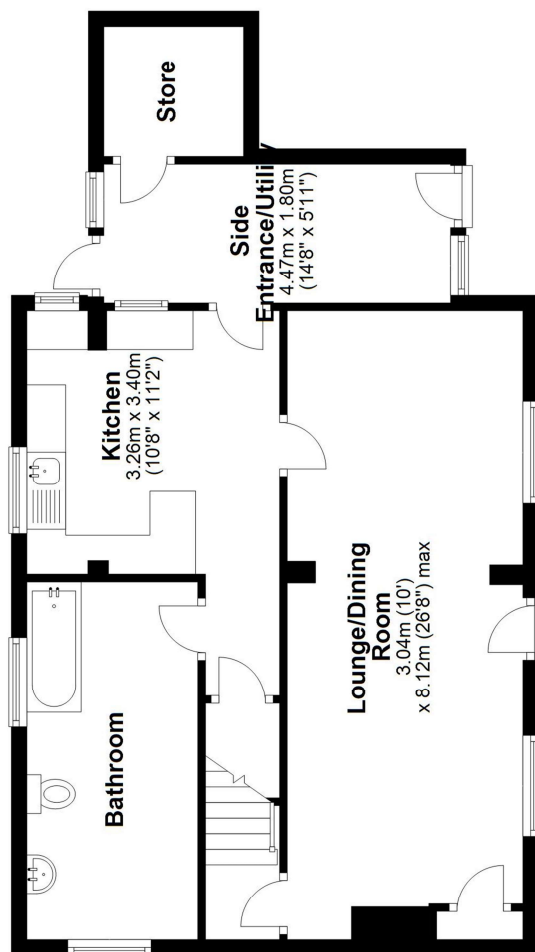
Gardens

There is a good sized lawned garden to the side with hedge boundary, pergola, colourful rockery, wild flower garden, timber garden shed and raised sun terrace to the rear. There is a good degree of privacy in parts of the garden and lovely wooded outlook towards Coalbrookdale.



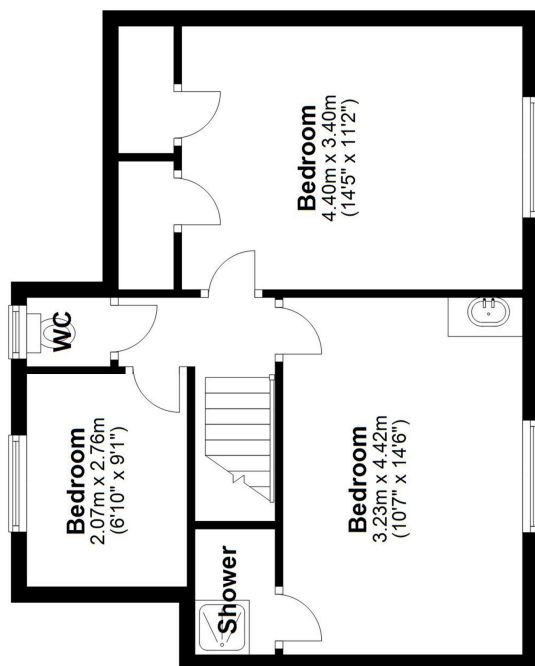
Ground Floor

Approx. 63.8 sq. metres (687.3 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 109.2 sq. metres (1175.0 sq. feet)

Important note: We take great care in preparing our property brochures and the details in these particulars are believed to be correct, but their accuracy is not guaranteed nor do they form part of any contract. For clarification we wish to advise prospective purchasers that these sales particulars are intended as a general guide and none of the statements contained in these details should be relied upon as statements or representations of fact. We have not carried out a survey nor tested the services, appliances, alarms or specific fittings. Room sizes should not be relied upon for carpets and furnishings. You are advised to undertake your own local enquiries and searches and to take advice from your legal representative.