

57 Lloyds Head, Jackfield Shropshire, TF8 7LZ



Individual detached three bedroom cottage with character occupying a prominent position on Lloyds Head and having a large garden plot with potential to extend or possibility for an adjoining building plot subject to planning approval, easy access to Ironbridge, useful large detached garage and extensive parking.

Price Guide: £399,950

58 High Street, Much Wenlock, Shropshire TF13 6AE

sales@stentonsproperty.co.uk

T: 01952 728200 01952 883300

www.stentonsestateagents.com

57 Lloyds Head, Jackfield, Shropshire, TF8 7LZ

Jackfield is part of the World Heritage Site of the Ironbridge Gorge and offers fine riverside pubs, the tile museum, woodland walks and a charming collection of individual shops at the historic Maws Craft Centre.

Ironbridge In 1779 the world's first iron bridge was constructed over the River Severn and the area is recognised as a UNESCO World Heritage Site and conservation area. Ironbridge itself is a charming town with many tea shops, cafés and museums and provides a wonderful mix of imposing detached properties alongside delightful cottages. The town is beautifully situated in the heart of The Gorge with the river Severn running alongside and remains a popular place both to live and visit.

Ironbridge is a little over five 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.

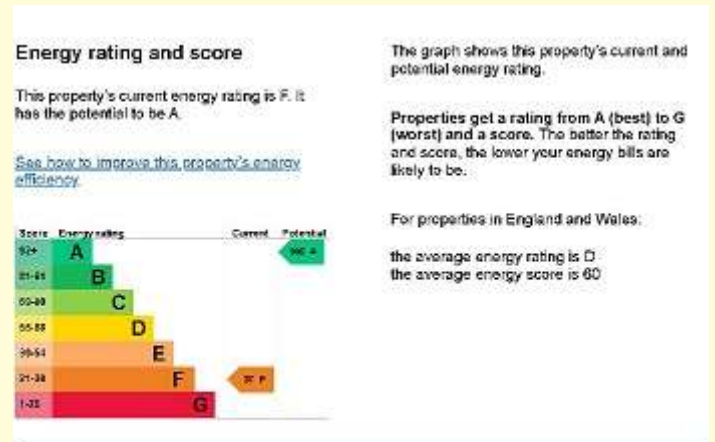
Location



Local Authority – Telford & Wrekin Council
 Council tax band C
 All mains services are connected.
 Viewings are strictly by appointment via the Agents

Note:

As part of our duty of care to our client we have advised that there may well be potential for a building plot on this site. If an ongoing buyer sought to develop as a building plot, the owner may reserve the right to retain a percentage of the gross developed value.



Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

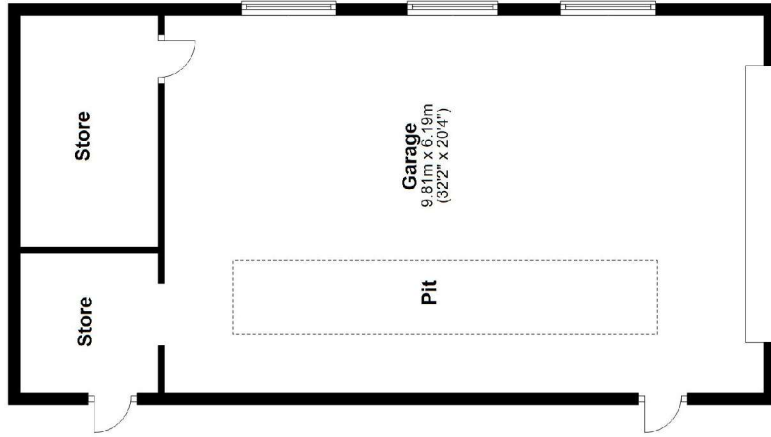
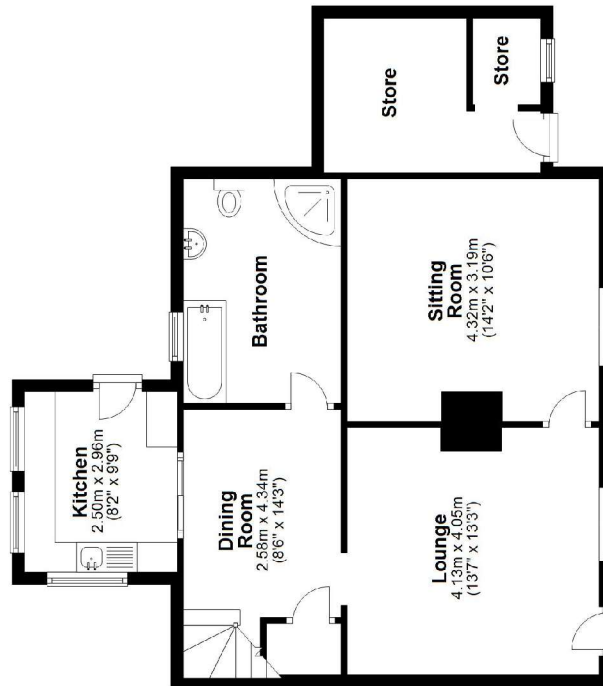
Primary energy use

The primary energy use for this property per year is 502 kilowatt hours per square metre (kWh/m2).

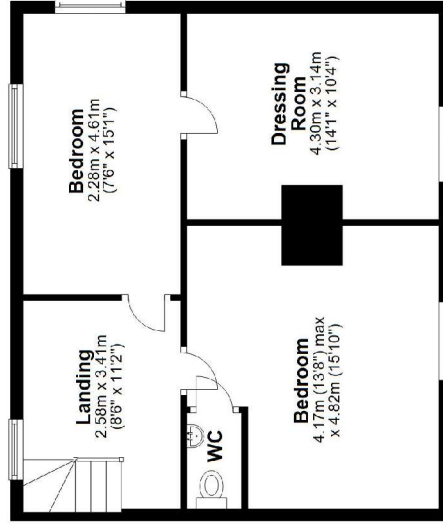




Ground Floor
Approx. 144.4 sq. metres (1554.6 sq. feet)



First Floor
Approx. 62.6 sq. metres (673.7 sq. feet)



Total area: approx. 207.0 sq. metres (2228.3 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.