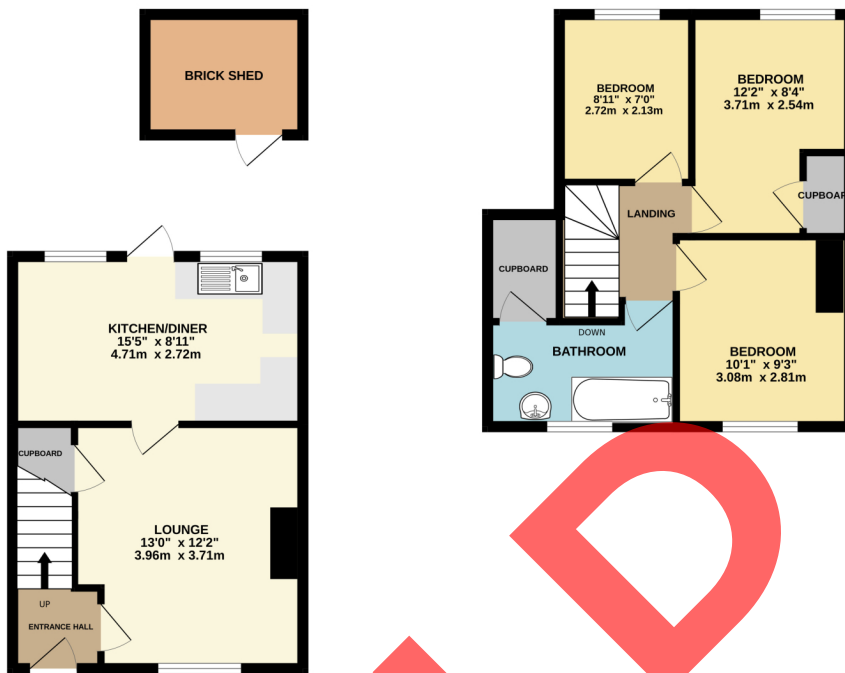


Property Description

Discover a charming piece of history nestled in the heart of the picturesque Ironbridge Gorge at 40 Paradise. This tastefully presented 3 bedroom property offers a unique blend of period character and modern comfort and is within walking distance to historic Ironbridge where you will find World Heritage sites, shops, pubs, restaurants, a primary school, recreational parks and beautiful countryside walks. The property itself offers a warm and inviting lounge with feature fireplace and a spacious kitchen/breakfast room. Moving upstairs, you will find three bedrooms and family bathroom. To the outside, both the front and rear offer good sized gardens, a rear patio area and a useful brick outbuilding for storage.

GROUND FLOOR
386 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.




TOTAL FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of drawings, doors, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, goods and appliances shown have not been measured and no guarantee as to their quantity or efficiency can be given.
Marked with Meterstick 1/2024



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Address: Paradise Coalbrookdale, Telford, Shropshire, TF8