

HARWOOD

THE ESTATE AGENT

01952 881010

Hazelton Cottage, Henrietta Way, Coalport TF8 7JJ



£ 3 7 5, 0 0 0 region

This beautifully arranged home offers an elegant balance of style and practicality, with a layout designed to enhance everyday living. The welcoming reception hall sets the tone, with a convenient cloakroom and a superb open-plan kitchen and dining space with doors opening to the rear garden—ideal for relaxed family meals or entertaining. To the front, a pleasant lounge with woodburner provides a calm retreat and is connected to the dining/kitchen area via double doors. Upstairs, three well-proportioned bedrooms create a versatile and comfortable first floor, whether you need dedicated sleeping spaces, a guest room, or a stylish home office. A contemporary family bathroom with both bath and separate shower completes the accommodation. There is driveway parking to the side of the property for two vehicles, and the elevated rear garden has been nicely landscaped to provide a choice of areas for entertaining, dining or just relaxing and enjoying the views! Thoughtfully planned and effortlessly liveable, this home combines comfort, functionality, and a sense of modern refinement throughout. 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 property sits adjacent to the Silkin Way and offers delightful walks from the doorstep, three 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. There are cycling and walking tracks to Ironbridge, Bridgnorth and Telford.

Estate management fee approx. £300 pa

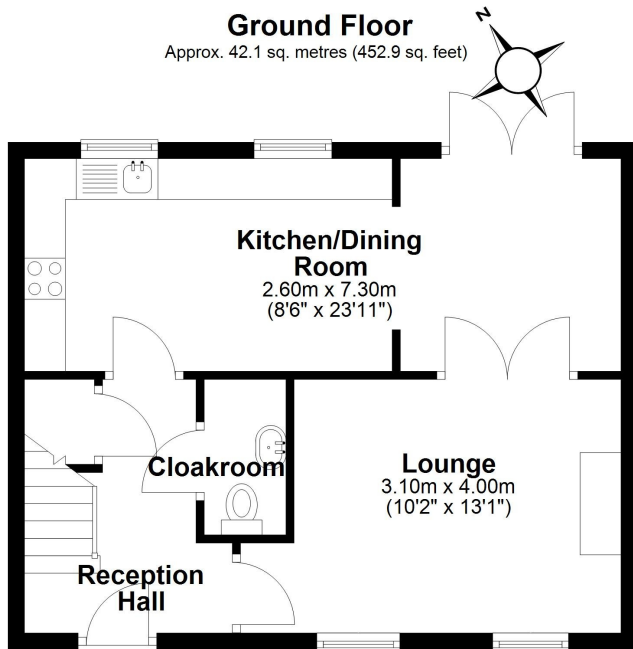
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



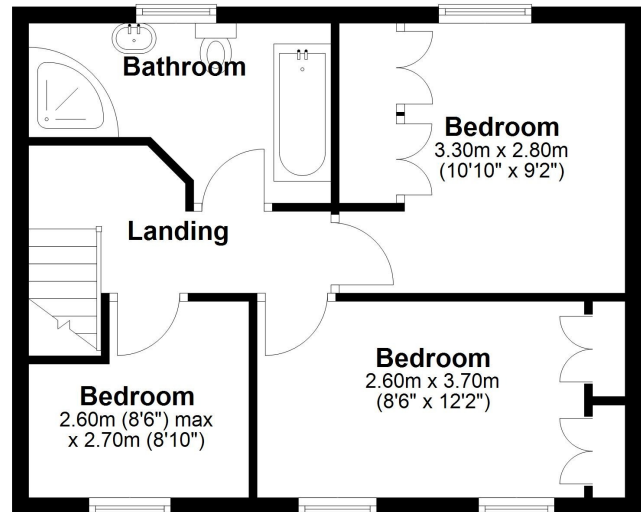




Ground Floor
Approx. 42.1 sq. metres (452.9 sq. feet)



First Floor
Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 85.9 sq. metres (925.0 sq. feet)

Tenure Freehold **Council tax** Band E

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 : 24th March 2026