

HARWOOD

THE ESTATE AGENT

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The Poplars, Madeley Rd, Ironbridge TF8 7QY



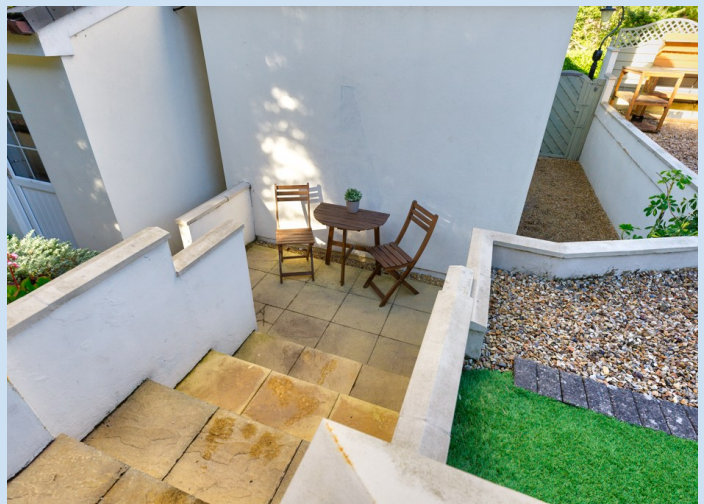
£ 4 5 0, 0 0 0 region

Set in a convenient and well connected position, this attractive home offers a welcoming layout and sits within easy walking distance of local amenities and schooling. Historic Ironbridge is also close by, with its excellent choice of restaurants, cafés and scenic riverside walks. The property is beautifully presented throughout, with a ground floor that moves effortlessly from space to space. A bright kitchen/breakfast room forms the heart of the home, complemented by a separate dining room ideal for family gatherings or entertaining. The lounge provides a relaxing retreat with views over the garden and a wood burner adding a cosy, inviting feel, while the study offers a quiet area perfectly suited to home working. A practical utility room and W.C. completes the ground floor arrangement. Upstairs, the four bedrooms are arranged around a central landing, creating a balanced and versatile layout for family living. The main bedroom enjoys its own en suite, while the remaining rooms are served by a modern family bathroom. Outside, the property benefits from driveway parking at the front, framed by well kept hedges and borders, together with an additional parking space at the rear, ideal for caravan or boat storage. The wonderful rear garden is designed for relaxation and entertaining, with a paved terrace providing a lovely setting for outdoor dining plus a separate covered seating area for relaxation. At the far end, a summerhouse has been thoughtfully converted into a bar, offering a fantastic feature for gatherings and relaxed evenings at home. This is a home that blends everyday convenience with great lifestyle appeal, perfectly placed for enjoying local facilities and the charm of nearby Ironbridge, while also offering excellent access to Telford and the national motorway network.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

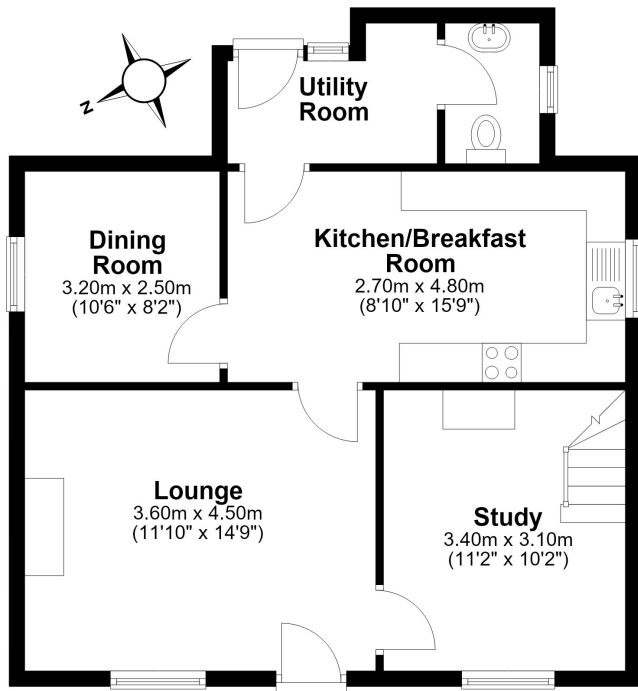






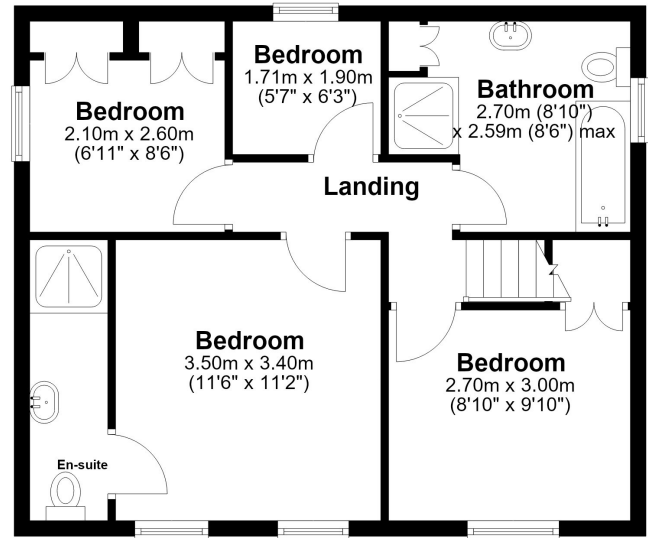
Ground Floor

Approx. 55.8 sq. metres (601.1 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.1 sq. feet)



Total area: approx. 103.2 sq. metres (1111.2 sq. 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 : 30th September 2026