

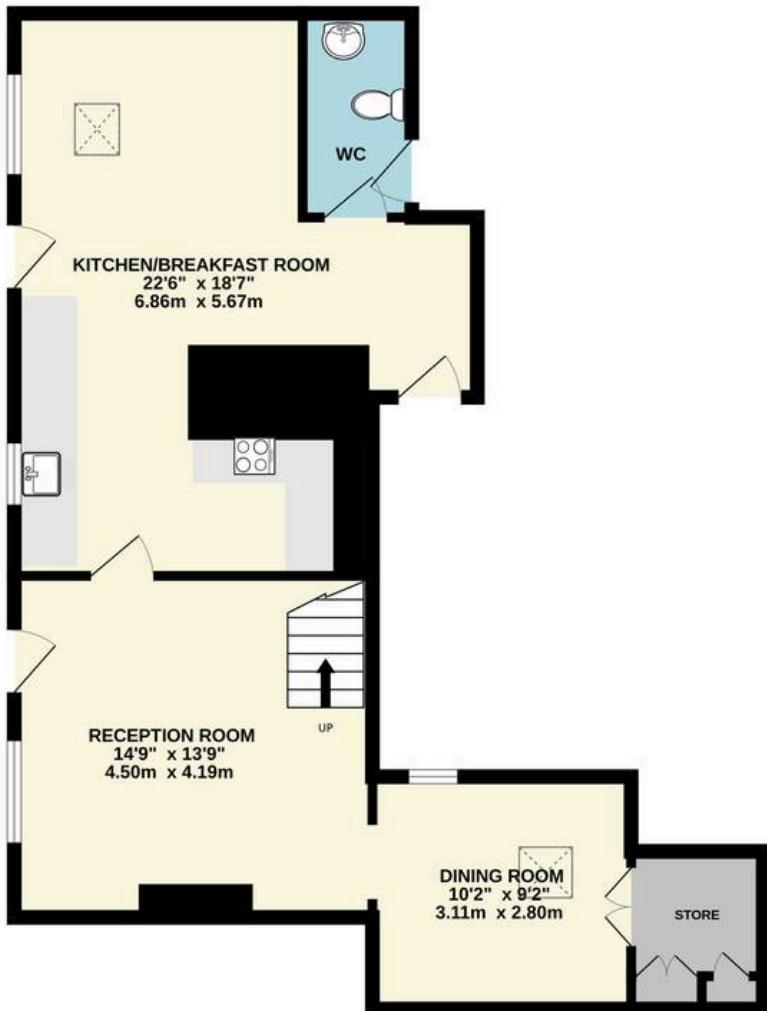


11 New Road, Ironbridge

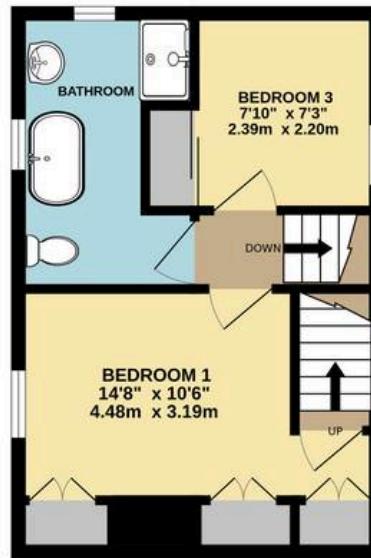
Asking Price: £425,000

Nock  
Deighton  
SINCE 1831

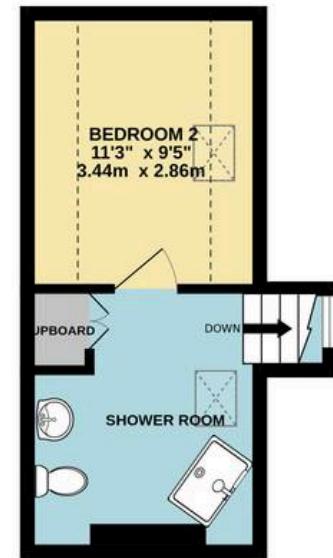
GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



2ND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1202sq.ft. (111.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 11 New Road

Ironbridge, Telford

This delightful three-bedroom cottage enjoys stunning views across the Ironbridge Gorge and has been thoughtfully extended by the current owners.

- Delightful three-bedroom cottage, enjoying stunning views across the Ironbridge Gorge
- Thoughtfully extended by the current owners
- Characterful accommodation with period charm
- Abundant storage throughout the property, with additional external storage options.
- Unique historical connection to football legend Billy Wright
- Unique off-road parking that will facilitate 3 vehicles
- Sought-after and picturesque location, ideal for those seeking a home with character and heritage

The ground floor provides excellent living space with an abundance of period features and includes a welcoming reception room with wood burning stove, a separate dining room and a generously proportioned kitchen/breakfast room which forms the heart of the home, a sociable area ideal for both everyday family life and entertaining. This space was extended by the current owners to create a bright and versatile living area, complemented by the addition of a convenient ground-floor WC.



The upper floor offer three well-proportioned bedrooms, all benefitting from fitted wardrobes, and are served by a family bathroom and a separate shower room, creating flexible accommodation well suited to modern living



Outside the property makes the most of its location.

The rear garden has been designed to make the most of its elevated position and features a seating area, perfectly positioned to enjoy far-reaching views across the Ironbridge Gorge and the river below. In the spring months, the surrounding landscape comes alive with colour, further enhancing the elevated outlook. The views are particularly impressive at sunset, when the Gorge is bathed in warm, golden light.

The front of the property is a true gardener's paradise, thoughtfully planted and featuring a pond that adds colour and wildlife. A seating area makes this a delightful and tranquil spot with all year-round interest.

Adding a unique sense of heritage, the property was once home to Billie Wright, the legendary England and Wolves football player and the world's first player to earn 100 international caps. His connection lends the house a rare and evocative link to sporting history, enhancing its character and appeal.



The property is superbly located in the very heart of Ironbridge, a world-famous and much-loved riverside town renowned for its rich industrial heritage and stunning setting within the Shropshire countryside. Designated a UNESCO World Heritage Site, Ironbridge Gorge is home to a wealth of celebrated attractions, including the historic Blists Hill Victorian Town, along with a number of museums, galleries and cultural landmarks.

The town itself offers an excellent selection of independent cafés, traditional pubs, shops and restaurants, all within easy walking distance of the property. Scenic riverside walks, woodland trails and historic landmarks are quite literally on the doorstep, providing an exceptional lifestyle for those who enjoy the outdoors and local history.

Despite its picturesque and peaceful surroundings, the area remains exceptionally well connected, with convenient road links to Telford, Shrewsbury, Bridgnorth and beyond. Telford further benefits from excellent motorway and rail connections, providing access to the national transport network. This makes Ironbridge an ideal location for those seeking a perfect balance of character, community and modern convenience.





## 11 New Road

Ironbridge, Telford

- EPC: D
- Local Authority: Telford & Wrekin
- Council Tax band: C
- Tenure: Freehold

We are advised that the property is connected to main electric, gas, water and drainage.

### *Directions*

From the Ironbridge office travel down the high street and then the Wharfage with New road being on the right. It may be easier with the turning being quite sharp to drive to Round about and come back up with New road then being on the left. Travel up New road and the property will be on your left.

However you may prefer to walk. Walk up Severn Bank by Darlintons, and at the top turn left onto New road and the property will be on the right. SAT NAV TF8 7AU

WHAT THREE WORDS ///elect.calls.clenching



## Nock Deighton Ironbridge

Nock Deighton Estate Agents, 24 High Street - TF8 7AD

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