

HARWOOD

THE ESTATE AGENT

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45 Mollett Drive, Ironbridge TF8 7BH

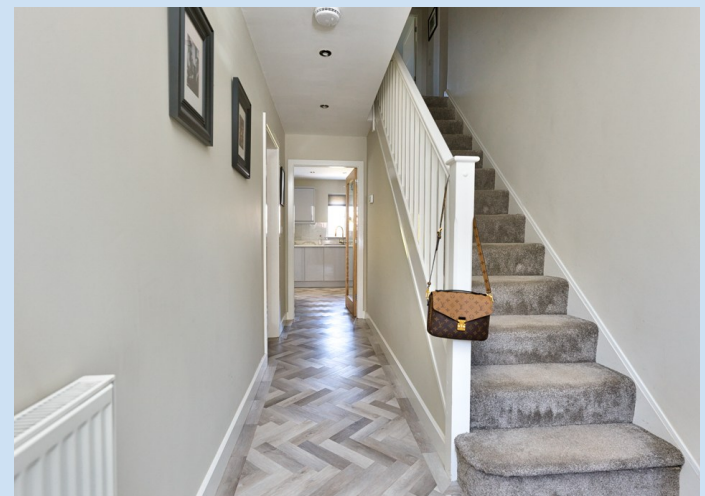


£ 4 7 5, 0 0 0 region

Beautifully presented throughout, this stylish and modern detached family home offers spacious, well-planned accommodation in the heart of the historic Ironbridge Gorge. Finished to a high standard and boasting an excellent EPC rating of B, the property combines contemporary living with practicality in a highly desirable location. The welcoming reception hall provides access to a generous lounge, creating a comfortable space for relaxing and entertaining. To the rear of the property, the impressive open-plan kitchen and dining room forms the heart of the home, with French doors opening onto the garden to seamlessly connect indoor and outdoor living. A separate utility room provides additional storage and workspace, while a convenient cloakroom completes the ground floor. Upstairs, the first floor offers four well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, making the layout ideal for growing families or those requiring flexible accommodation for guests or home working. One of the bedrooms is currently in use as a dressing room but if the fourth bedroom is needed can easily be reverted. Outside, the property enjoys an exceptional garden designed to make the most of both sunny and shaded areas, offering a choice of attractive seating spaces for relaxing or entertaining throughout the day. The combination of landscaped outdoor space, garage and driveway parking enhances the home's appeal. Situated within the historic Ironbridge Gorge, renowned for its rich heritage, picturesque surroundings and excellent range of local attractions, this exceptional home offers a rare opportunity to enjoy modern family living in one of Shropshire's most sought-after locations.

An annual service charge of £250 contributes to the maintenance and management of the shared spaces.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

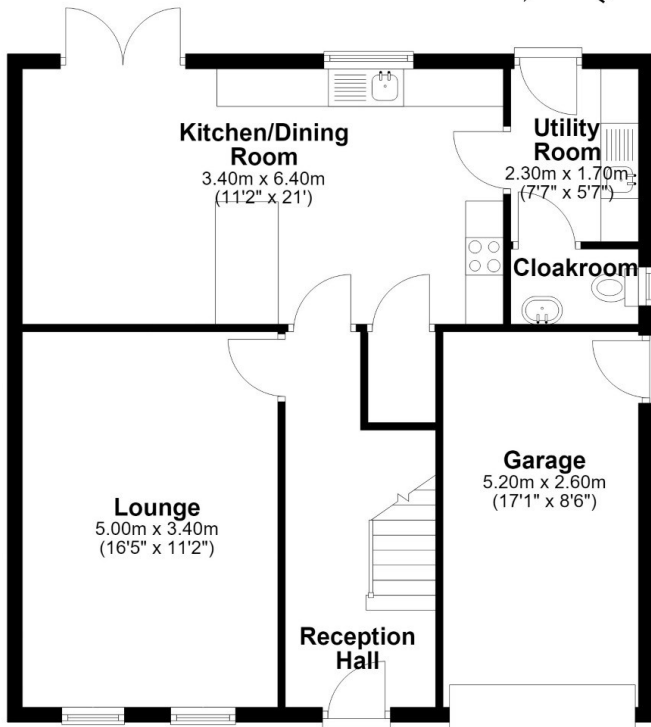






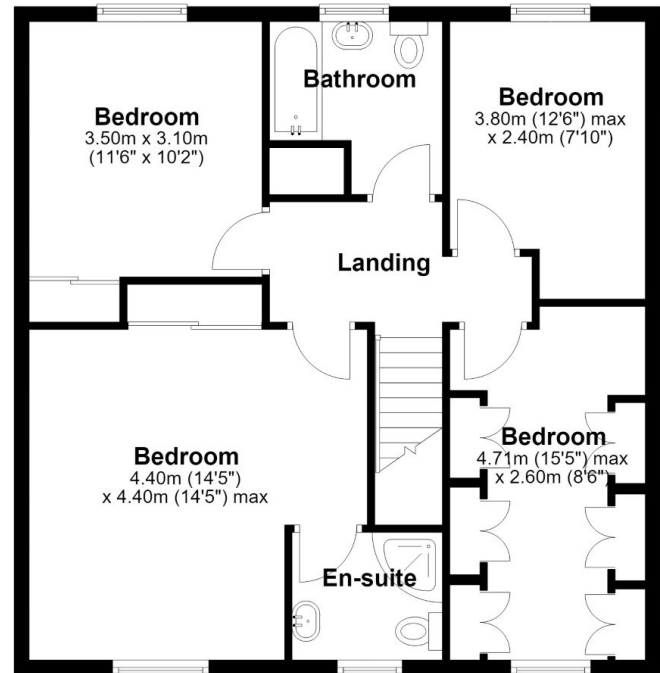
Ground Floor

Approx. 70.2 sq. metres (755.8 sq. feet)



First Floor

Approx. 69.2 sq. metres (745.1 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 : 7th July 2026