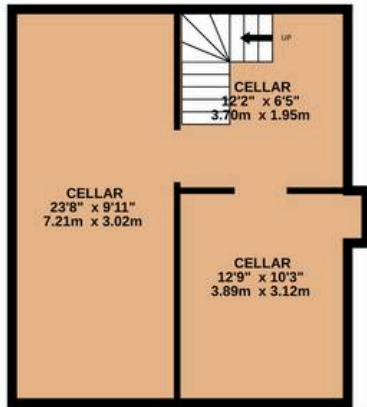




15 Madeley Road, Ironbridge  
£625,000



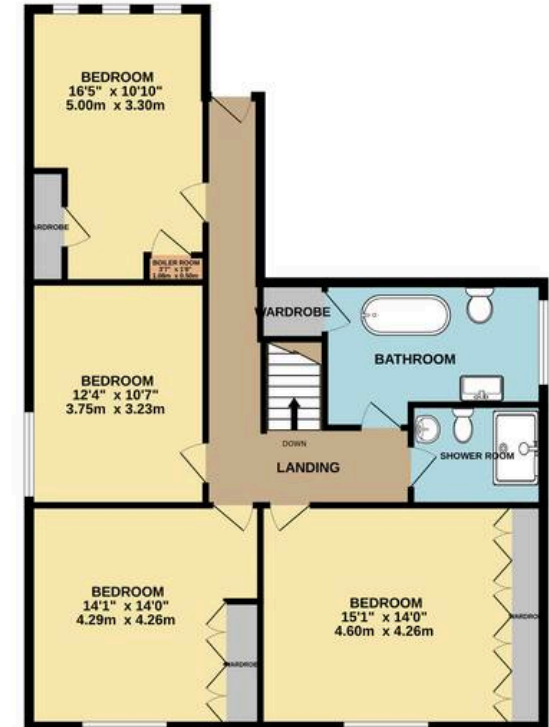
BASEMENT LEVEL  
480 sq.ft. (44.6 sq.m.) approx.



GROUND FLOOR  
1267 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR  
1032 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 2779 sq.ft. (258.2 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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## 15 Madeley Road

Ironbridge, Telford

Stunning four bedroom period detached property in the heart of Ironbridge offering an abundance of space, several outdoor seating areas and drive.

- Detached Grade II Listed Family Home
- Period Property
- Three/Four Reception Rooms
- Four Generous Bedrooms
- Luxury Bathroom and Separate Shower Room
- Several garden Areas
- Drive
- Impressive Cellar Offering Abundance of Space
- Distant Views Over the Gorge





## 15 Madeley Road

Ironbridge, Telford

Off the central hallway are several other rooms all offering an abundance of character and charm. Whether it be the generous sitting/dining room, the snug or the study for quiet reflection, this property offers something for everyone. We must also not forget those useful spaces like the guest WC, utility / laundry room or the storage room with an external door.

Below is a fantastic cellar level that offers substantial additional space, ideal for storage, hobbies, or further potential, adding to the home's flexibility.

Upstairs, the first floor does not disappoint hosting four well-proportioned bedrooms, each filled with natural light and offering comfortable if not generous accommodation for family or guests. The two bedrooms on the front overlook the gorge and offers spectacular views that change with the seasons. These are served by both a luxury bathroom with a fabulous free standing copper bath and separate shower room, thoughtfully arranged for modern living.

Throughout the property, there is a sense of understated character, with original proportions, traditional detailing, and a layout that reflects the home's heritage while still catering to contemporary lifestyles.





## 15 Madeley Road

Ironbridge, Telford

Outside, the property continues to impress, with space to enjoy outdoor living, whether that's quiet morning coffee in the courtyard garden off the kitchen or the larger garden for play, entertaining friends, or simply taking in the peaceful surroundings. The property also offers a drive at the rear for two that can be accessed via steps from the courtyard garden or a door leading out from the landing.

This is a home that perfectly balances past and present, where original features and historical significance meet the needs of modern life. For those seeking something truly distinctive in one of Shropshire's most celebrated locations, this is an exceptional opportunity.





## 15 Madeley Road

Ironbridge, Telford

Positioned within the heart of the Severn Gorge, a UNESCO World Heritage Site, the property enjoys a setting that is both picturesque and deeply rooted in Britain's industrial past. The surrounding landscape is nothing short of iconic, with the River Severn winding through steep, wooded valleys, while the nearby Wrekin provides a dramatic backdrop and far-reaching views across Shropshire.

The town of Ironbridge which nestles in the Ironbridge Gorge, an area of outstanding beauty, is always attractive to house hunters. The town offers a wealth of history recounted in the numerous museums. Local amenities including an array of individual shops, chemist and a selection of eateries. Coalbrookdale also has an excellent junior school and doctors surgery.

Telford Town Centre is approximately 5.5 miles distant with its range of leisure facilities, department stores and retail parks. Access to both rail and motorway national networks can be found here.

**what3words:// ///freshen.endearing.preoccupied**

Buyers Compliance Administration Fee: In accordance with The Money Laundering Regulations 2007, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents



## Nock Deighton Ironbridge

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