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# 1 Reynolds Wharf, Telford, Shropshire TF8 7HU
# Offers in excess of £150,000

Nestled in the charming Reynolds Wharf area of Coalport, this stylish ground floor apartment presents an excellent opportunity for first-time buyers, those wishing to downsize in style or investors alike. Offered for sale with no upward chain, this modern property is a true credit to its current owner and comes highly recommended.

The apartment features a welcoming entrance hall that leads into an open plan sitting room and high-spec kitchen, complete with built-in appliances and a central island, perfect for both cooking and entertaining. The double bedroom is well-appointed with a fitted wardrobe, providing ample storage space, while the modern shower room adds a touch of luxury to everyday living.

One of the standout features of this property is its proximity to the historic Ironbridge, allowing residents to enjoy local walks and the beauty of nearby woodlands. Despite its tranquil setting, the apartment is conveniently located for easy access to Telford centre, where a variety of shops and amenities await.

Additionally, the property benefits from communal gardens and parking for one vehicle, enhancing the overall appeal. This apartment truly must be seen to be appreciated, making it an ideal choice for those looking to embark on their property journey in a delightful location.

## ENTRANCE HALL

## SITTING ROOM
13'5" x 9'6" (4.1m x 2.9m)

## KITCHEN
13'5" x 10'10" (4.1m x 3.3m)

## BEDROOM
13'9" x 9'2" (4.2m x 2.8m)

## SHOWER ROOM

GROUND FLOOR

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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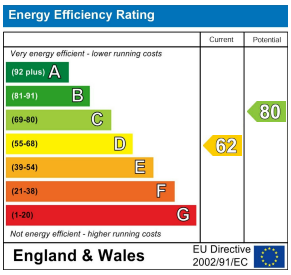


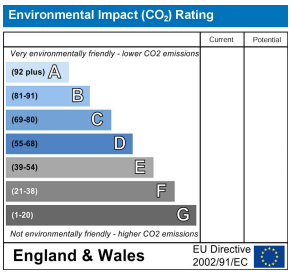


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