

## The Gorge, 18 The Woodlands, Jackfield TF8 7LN



# £ 455,000 region

This spacious family home is located within a gated community in the popular area of Jackfield, with country walks accessible from the doorstep, as well as popular local pubs.

Historic Ironbridge is nearby and Telford Town Centre and the M54 motorway can be accessed within fifteen minutes. This property is a beautifully arranged and generously proportioned four-bedroom home set over three floors, offering flexible and well-balanced accommodation ideal for modern family living. The ground floor opens into a welcoming reception hall with staircase rising to the upper floors and access to a convenient cloakroom.

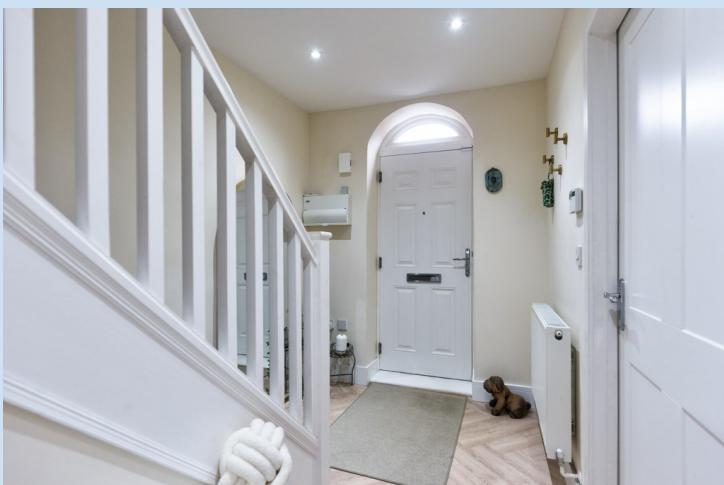
To the front, a spacious living room provides an excellent setting for relaxation and entertaining. To the rear, the stylish kitchen/breakfast room offers a practical and sociable space with room for dining, perfectly suited to everyday family life. On the first floor, the landing leads to two well-proportioned bedrooms, including a principal bedroom benefitting from its own en-suite shower room. A separate family bathroom serves this level.

The second floor provides two further generous bedrooms, ideal for children, guests, or home working, along with an additional shower room, creating a highly versatile layout.

Arranged across three levels, this attractive home combines space and flexibility with well-appointed accommodation throughout, making it perfectly suited to growing families or those seeking adaptable living space. Externally, there is ample driveway parking to the front with a single garage with EV charging point, and the rear garden has been beautifully landscaped to provide a sociable area to relax and enjoy with a superb outdoor kitchen area, ideal for entertaining! The annual estate management charge is around £550.

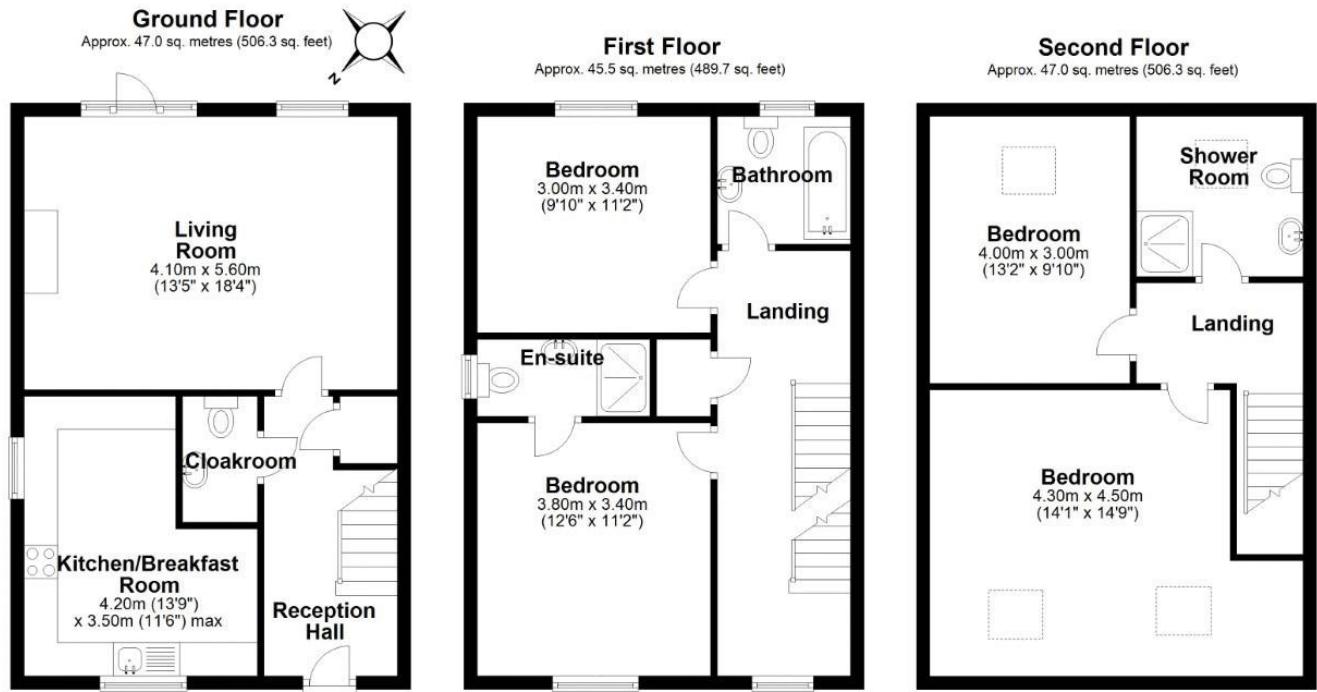
The neighbouring property No 19 has a right of access across the driveway.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Total area: approx. 139.6 sq. metres (1502.4 sq. feet)

**The Gorge**

**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 : 13th February 2026