



Flat 2, Westgate House The Wharfage, Ironbridge
£100,000

GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 308 sq.ft. (28.6 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.
Made with MetroPix ©2026



Flat 2

Westgate House The Wharfage,
Ironbridge

Charming Ground Floor One-Bedroom
Apartment with residents parking.

Step into this thoughtfully arranged ground floor apartment, offering a comfortable and practical layout ideal for first-time buyers, downsizers, or investors.

A central entrance hall provides access to all rooms, creating a natural flow throughout the home. The well-proportioned living room is filled with natural light and offers a versatile space. The separate kitchen is efficiently designed with ample workspace and storage. The main bedroom provides space for essential furnishings. The bathroom is fitted with a full-size bath, basin, and WC, offering practicality in a compact space.





Flat 2

Westgate House The Wharfage, Ironbridge

Externally, the property benefits from well-maintained communal grounds, along with a residents' parking area that includes an allocated parking space.

Westgate House is ideally situated on The Wharfage, in the very heart of Ironbridge—one of Shropshire's most picturesque and historically significant locations. Set along the banks of the River Severn within the dramatic Ironbridge Gorge, the area offers a unique blend of natural beauty, heritage, and vibrant village life.

Ironbridge is internationally renowned as the birthplace of the Industrial Revolution and is home to the iconic Iron Bridge, the world's first cast-iron bridge built in 1779. Today, the surrounding gorge is designated a UNESCO World Heritage Site, celebrated for its rich history and outstanding landscape.

The Wharfage itself forms the charming riverside heart of the village, lined with period properties, independent shops, cafés, restaurants, and traditional pubs, creating a lively yet relaxed atmosphere. The area also benefits from a wide range of attractions, including the nearby Ironbridge Gorge Museums, offering cultural and educational experiences throughout the year.

Surrounded by wooded hillsides and scenic walking routes, Ironbridge provides an abundance of outdoor leisure opportunities, from riverside strolls to countryside trails. Despite its tranquil setting, the property remains conveniently located approximately 5 miles from Telford Town Centre, providing access to a wider range of shopping, amenities, and transport links



Flat 2

Westgate House The Wharfage, Telford

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

Service Charge: £80PCM

Buyer and Seller Protection Available

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Nock Deighton Ironbridge

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

01952 432533 • ironbridge@nockdeighton.co.uk • www.nockdeighton.co.uk/

**Nock
Deighton**
SINCE 1831