



34 Belmont Road, Telford, TF8 7QT Offers in excess of £190,000

Goodmove present this ONE bedroom (WITH POTENTIAL TO BE A TWO BED) semi detached cottage for sale on Belmont Road, Ironbridge.

Offered for sale with no upward chain, this charming Grade II Listed period cottage enjoys a picturesque setting on Belmont Road in the heart of Ironbridge. Perfectly positioned with beautiful countryside walks on the doorstep, the property would make an ideal permanent residence, holiday home or investment opportunity, having previously operated successfully as a holiday let.

A rare advantage for a property of this type and location, the cottage benefits from its own private parking space, together with entitlement to two complimentary residents' parking permits.

Beautifully presented throughout, having been recently redecorated internally and externally, the accommodation is full of character and period features. The welcoming lounge centres around an impressive inglenook fireplace with wood-burning stove, creating a warm and inviting living space. The ground floor also offers a useful pantry with sliding door, a well-appointed kitchen/dining room, and a versatile reception room which could be used as a formal dining room, home office or occasional bedroom.

To the first floor is a generously proportioned double bedroom with walk-in wardrobe, together with a spacious family bathroom.

Externally, the cottage enjoys a delightful garden to the side and rear, offering a pleasant and private space for relaxation and outdoor enjoyment.

The property is ideally situated within walking distance of Ironbridge's renowned attractions, shops, cafés and restaurants, while the popular Golden Ball public house is just a five-minute stroll away.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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