FOR SALE

1A Wesley Road, Ironbridge, Telford, Shropshire, TF8 7PE

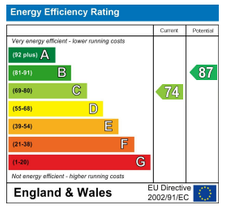
Approximate Area = 1032 sq ft / 95.9 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1178 sq ft / 109.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1496700

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com

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FOR SALE

Offers in the region of £320,000

1A Wesley Road, Ironbridge, Telford, Shropshire, TF8 7PE

A unique three-storey townhouse forming part of the historic former Wesleyan School, built in 1858, in the heart of Ironbridge. Offering three bedrooms, spacious accommodation, a garage and an enclosed courtyard garden, this characterful home combines period charm with generous living space just moments from the town centre.







FOR SALE

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s











- **Character Home with Garage & Parking**
- **Three Good Sized Bedrooms**
- **Ground floor cloakroom/WC**
- **Walking Distance of Local Amenities**
- **Lovely Kitchen/Diner**
- **Set Within In the Heart of Ironbridge**

DESCRIPTION

Occupying an enviable position within the historic former Wesleyan School, built in 1858, this Grade 2 listed distinctive three-bedroom townhouse offers generous accommodation arranged over three floors, combining character, practicality and an exceptional location in the heart of Ironbridge.

The ground floor comprises a welcoming entrance hallway with a guest cloakroom/WC, leading through to a spacious kitchen/dining room fitted with a range of wall and base units, ample worktop space and room for family dining, creating a sociable hub of the home.

The first floor is dedicated to an impressive reception room, enjoying excellent proportions, a feature fireplace and an abundance of natural light from a series of tall windows that reflect the building's historic origins. Offering exceptional versatility, this wonderful living space is ideal for both everyday living and entertaining.

To the second floor are three well-proportioned bedrooms, all served by a family bathroom, providing comfortable accommodation for families, professionals or those seeking additional space to work from home.

Outside, the property benefits from an attractive enclosed courtyard garden, providing a private seating area to enjoy throughout the warmer months. A garage offers valuable parking or additional storage.

Set within one of Ironbridge's most distinctive historic buildings, this charming home successfully combines period character with practical living. Its generous proportions, unique architectural features and highly desirable location make it a rare opportunity to acquire a home in this historic World Heritage Site.

LOCATION

Situated in the heart of the UNESCO World Heritage Site of Ironbridge, the property is within easy walking distance of the town's renowned independent shops, cafés, restaurants, traditional pubs and riverside walks along the River Severn. Ironbridge is celebrated for its rich industrial heritage whilst offering a vibrant community atmosphere. Telford Town Centre and the M54 motorway are only a short drive away, providing excellent commuter links to Shrewsbury, Wolverhampton and Birmingham.

ROOMS

GROUND FLOOR

KITCHEN/DINING ROOM
14 x 12'8

W.C.

FIRST FLOOR

RECEPTION ROOM
19'11 x 19'10

SECOND FLOOR

BEDROOM ONE
10'11 x 9'7

BEDROOM TWO
9'10 x 6'7

BEDROOM THREE
9'7 x 8'8

BATHROOM

EXTERNAL

COURTYARD

GARAGE

PARKING

LOCAL AUTHORITY
Telford & Wrekin Council

COUNCIL TAX BAND
Council Tax Band: D

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.