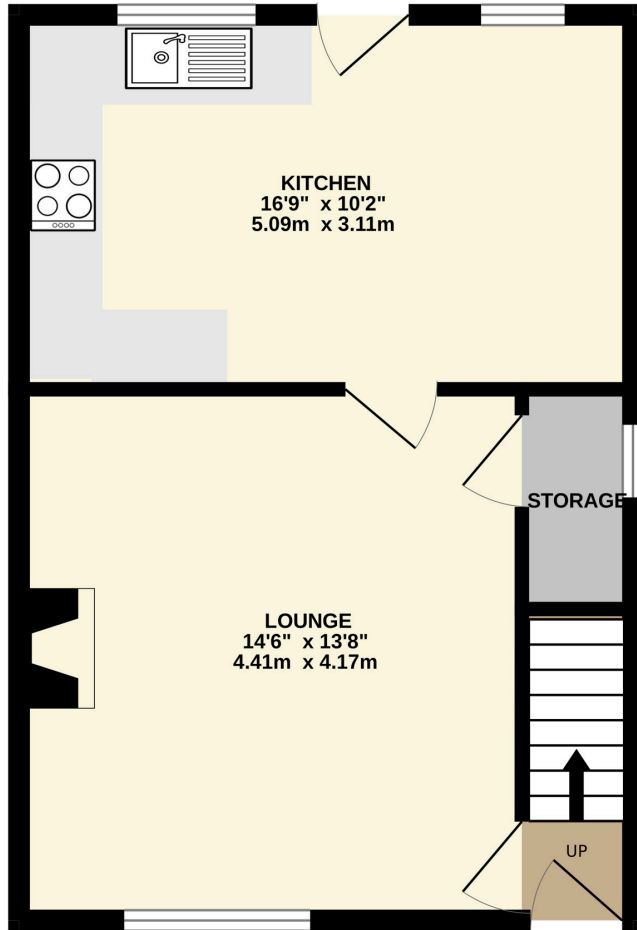




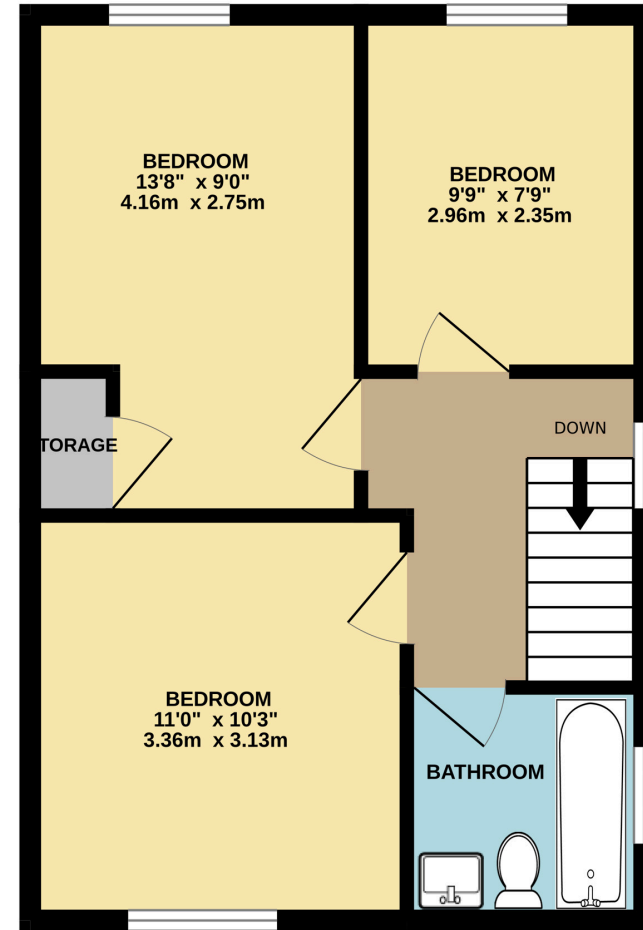
33 Paradise, Coalbrookdale
£265,000

Nock
Deighton
SINCE 1831

GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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.
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33 Paradise

Coalbrookdale, Telford

This beautifully presented three bedroom semi-detached home is situated in the heart of the highly sought-after village of Coalbrookdale, enjoying an elevated position with wonderful views across the surrounding woodland and Dale beyond.

- Semi Detached
- Family Home
- Three Bedrooms
- Front and Rear Gardens
- Off Road Parking
- Garage
- Views across the Gorge

Blending character and charm with tasteful modern improvements, the property offers well-balanced accommodation ideally suited to first-time buyers, young families or those seeking a peaceful setting within this historic location.

The property is approached via a pathway leading to the main entrance, with attractive front gardens enhancing the welcoming first impression.



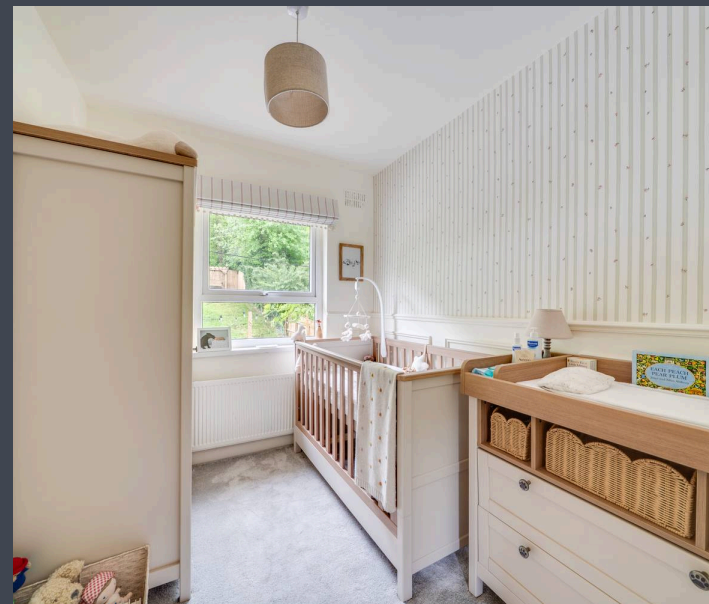


33 Paradise

Coalbrookdale, Telford

Internally, the accommodation is light and well presented throughout, beginning with a spacious lounge featuring a charming exposed brick fireplace with wood-burning stove, creating a warm and inviting focal point. A large front-facing window allows natural light to flood the room whilst framing attractive views towards the surrounding countryside.

To the rear of the property is a stylish kitchen/breakfast room fitted with a contemporary range of units and integrated appliances, offering an excellent space for both everyday living and entertaining. The room benefits from direct access onto the rear patio and garden beyond, creating a seamless connection between indoor and outdoor living.



To the first floor are three bedrooms and a modern family bathroom. The principal bedroom enjoys particularly attractive elevated views across Coalbrookdale and the wooded valley beyond, creating a peaceful and picturesque setting.



33 Paradise

Coalbrookdale, Telford

Externally, the property benefits from a generous tiered rear garden comprising of hard landscaped area with brick built storage, steps up to an attractive patio seating area with the remainder mainly laid to lawn. At the rear further seating has been placed to take advantage of views across the Dale. The property also benefits from a garage and off-road parking, a valuable addition within this popular village location.

Coalbrookdale is one of Shropshire's most desirable and historic villages, renowned for its picturesque setting within the Ironbridge Gorge UNESCO World Heritage Site. Surrounded by beautiful woodland and countryside walks, the area offers a unique blend of heritage, community and natural beauty. Nearby Ironbridge provides an excellent selection of independent cafés, restaurants, public houses and boutique shops, together with museums and attractions celebrating the area's industrial heritage.





33 Paradise

Coalbrookdale, Telford

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

The property is conveniently positioned for access to the wider town of Telford, which offers an extensive range of shopping, leisure and educational facilities, including Telford Centre and Southwater leisure complex. Telford also offers excellent transport links which connects Telford to the wider motorway and rail networks.

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.



Nock Deighton Ironbridge

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

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

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