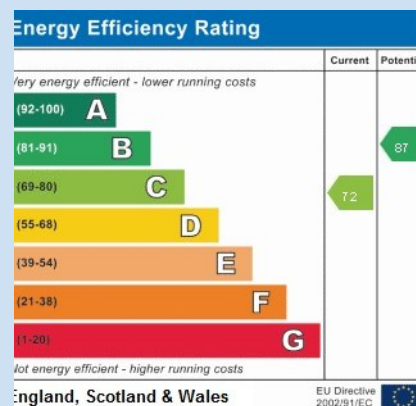


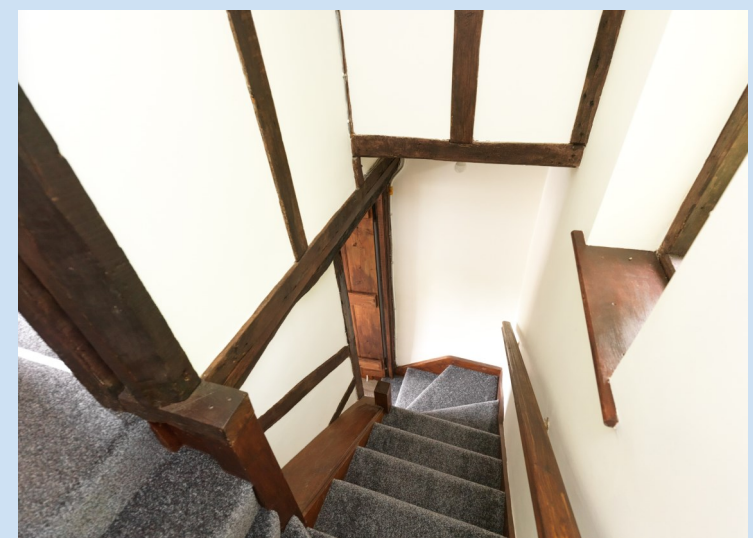
45 Belmont Rd, Ironbridge TF8 7QT



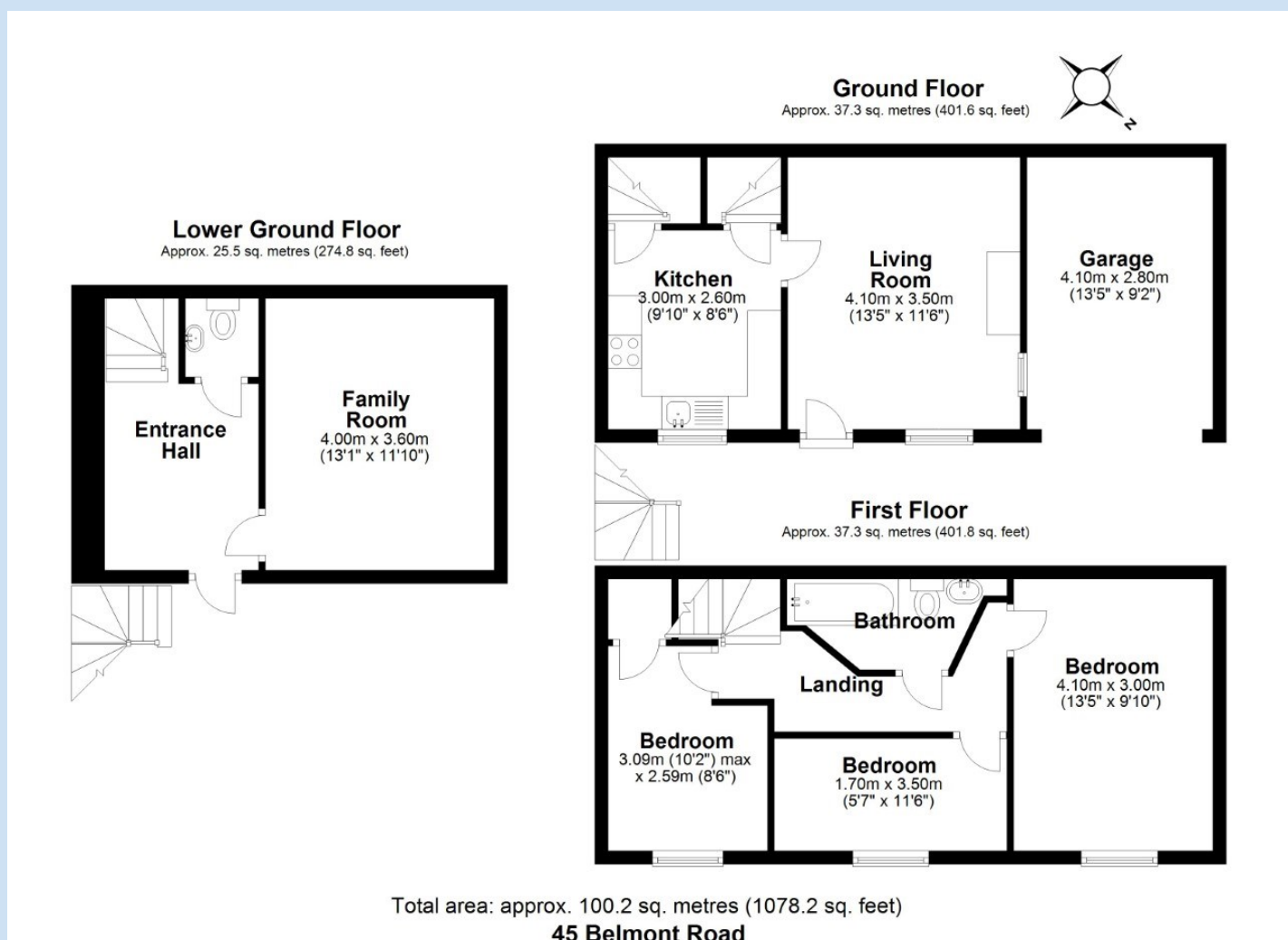
Offers in excess of £250,000

The recently renovated accommodation includes living room with attractive Inglenook fireplace and woodburner, smart kitchen, three bedrooms, (with lovely elevated views) and refitted family bathroom. There is an additional basement room and W.C., with a separate entrance from outside, as well as off street parking and a brick built carport. This versatile accommodation, with its separate annexe, offers great potential as a lovely home, with a small business or an ideal holiday let. With country walks, fantastic pubs, restaurants, and all of the tourist attractions right on your doorstep. The property is within easy reach of Telford, which offers an excellent range of shopping and recreational facilities, together with a railway station with services to Birmingham and London. There is also easy access to the motorway network.









Tenure Freehold **Council tax** Band B

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 : 1st August 2022