



25 Church Hill, Ironbridge, Telford, Shropshire, TF8 7PZ

BERRIMAN
EATON





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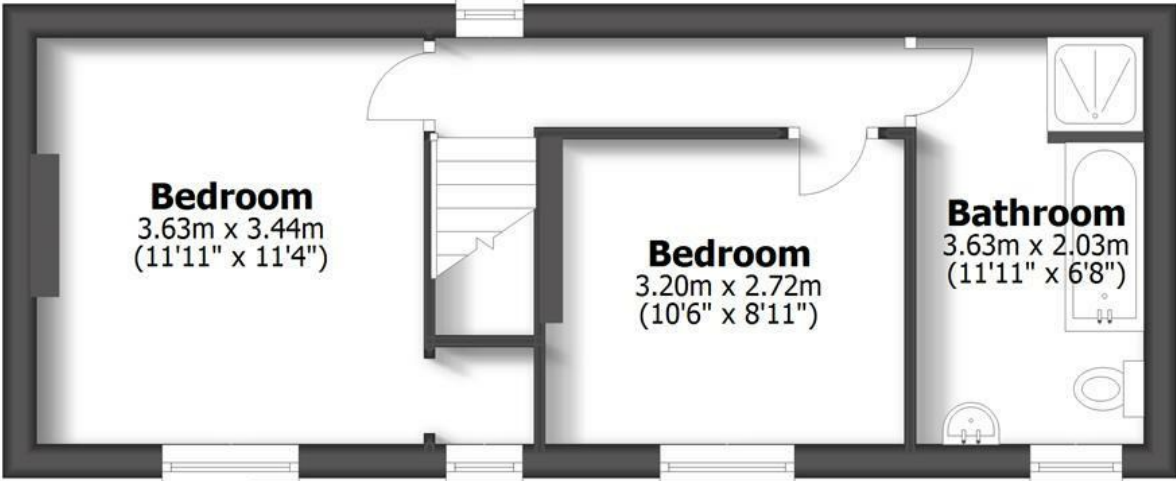
A character cottage, exquisitely presented and currently providing a good holiday let income. With two double bedrooms and a large garden with views of the Ironbridge and Gorge. The Town is accessible on foot from this elevated southerly facing location. (On road parking).

Telford Town Centre - 6.3 miles, Much Wenlock - 5.5 miles, Shrewsbury - 14.5 miles, Bridgnorth - 8.6 miles, Shifnal - 6.4 miles, Ludlow - 27.3, Kidderminster - 23.7 miles, Wolverhampton - 22.4 miles.

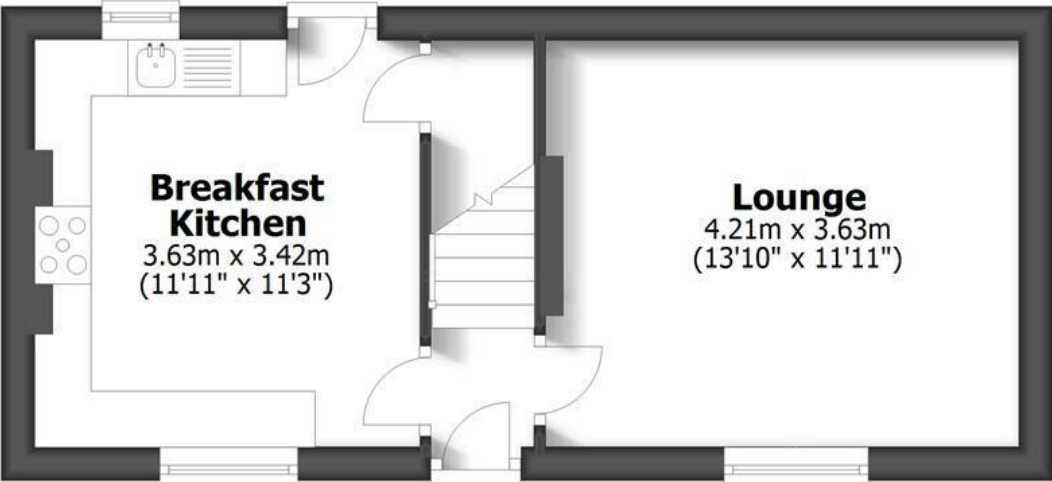
25 CHURCH HILL
IRONBRIDGE, SHROPSHIRE

TOTAL: 67.5sq.m. 726.2sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



First Floor



Ground Floor

LOCATION

Birthplace of the Industrial Revolution and a UNESCO World Heritage Site, Ironbridge is a most picturesque tourist village set on the banks on the River Severn hosting many fascinating museums and places of historical importance, also most famously known for the Iron Bridge built by Abraham Darby III back in 1779. This historic village offers a wide variety of amenities to include convenience stores, cafés, pubs and restaurants, post office, boutiques, gift shops and craft centres. For the outdoor enthusiasts there are many countryside walks and bridleways offering spectacular view points along with River activities such as fishing and kayaking. Ironbridge is located a convenient distance from Telford town centre with its shops, excellent range of leisure facilities and transport links including the railway and the M54 motorway providing access to Wolverhampton, Birmingham, Shrewsbury and beyond.

OVERVIEW

Modernised and beautifully presented, the double fronted cottage has generous room sizes with high ceilings and retains much of the character and charm set within this idyllic location benefitting from extensive gardens to the rear with elevated views across to the Ironbridge.

ACCOMMODATION

The front door opens into the hall having a Minton tiled floor and stairs rising to the first floor. Doors lead off to the lounge having an original exposed wooden floor, sash window to the front elevation and a log burning stove. The breakfast kitchen, with quarry tiled floor is fitted with a range of base and wall cabinets, work tops, sash window to the front elevation and a feature stained glass window to the rear. There is provision for a washing machine and dishwasher along with a point for a Rangemaster gas cooker. There is a useful pantry and a door giving access to the rear.

To the first floor there are two double bedrooms, both of which have sash windows overlooking the front elevation. The spacious bathroom is fitted with a white suite and comprises a separate shower, bath, WC and wash hand basin.

OUTSIDE

A side passageway leads around to the rear of the cottage where there are two caves providing excellent storage. One with water connected. Steps rise up to the beautiful tiered gardens, having been creatively landscaped providing numerous seating areas and viewing platforms over the gorge and Ironbridge. The extensive gardens offer well stocked borders and lawned areas with pathways and steps meandering through.

SERVICES:

We are advised by our client that all mains services are connected. Verification should be obtained from your surveyor.

TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX:

Telford & Wrekin.
Tax Band: C.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Offers Around £300,000

EPC: F

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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