



6 The Courtyard, Ironbridge, Telford, Shropshire, TF8 7EG

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A modern mews property offering four/five bedroom accommodation arranged over three storeys located within this convenient location walking distance to the High Street and its amenities. Enjoying a private garden to the rear and a double carport to the front. (Part Exchange Considered). No upward chain. Telford centre - 7 miles, Much Wenlock- 5 miles, Bridgnorth - 8 miles, Shrewsbury - 15 miles, Kidderminster - 22 miles, Wolverhampton - 20 miles, Birmingham - 36 miles.
(All distances are approximate)

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 including 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. The location provides access to schools in both the state and private sectors.

ACCOMMODATION

On entering the property, there is an entrance hall with stairs off to the first floor and a door through into the lounge. The lounge overlooks the front elevation with a feature fireplace housing a coal effect gas fire. The breakfast kitchen is fitted with matching base and wall cabinets, worktops over, sink unit, provision for a washing machine and built in appliances to include an oven, hob, extractor hood and a fridge/freezer. There is a useful under stairs cupboard providing good storage. Leading off the kitchen is a rear hall with a guest WC and stable door to the rear.

From the entrance hall stairs rise up to the first floor where there are two double bedrooms, both of which have a fitted wardrobe. A family bathroom is fitted with a white suite to include a WC, wash hand basin and a bath with shower over. A third bedroom enjoys a dual aspect that could be used as a further reception room or home office if required. A further staircase rises to the second floor landing accommodating the master double bedroom with an ensuite shower room and a further fifth bedroom.

OUTSIDE

To the front is a shared courtyard with access to a double carport with parking for 2 cars. A path leads to the front entrance with gated access to the rear garden, being enclosed and provides a patio seating area and lawned garden beyond enjoying a pleasant aspect.

SERVICES:

We are advised by our client that all main services are connected. Verification should be obtained from your surveyor.
Please note that a service charge is payable per annum.

TENURE:

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

COUNCIL TAX:

Telford and Wrekin Council.
Tax Band: C.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

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

DIRECTIONS:

From Ironbridge High Street proceed out on the Buildwas Road taking a left turn into the Best Western Valley Hotel where the entrance to The Courtyard is adjacent the hotel. Drive through under the archway into the courtyard where there is allocated parking available in the designated carport.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£295,000

EPC: C

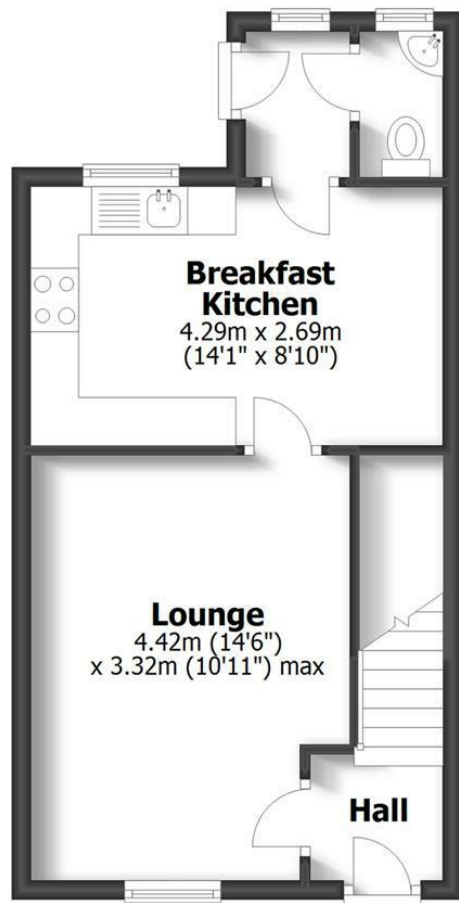
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



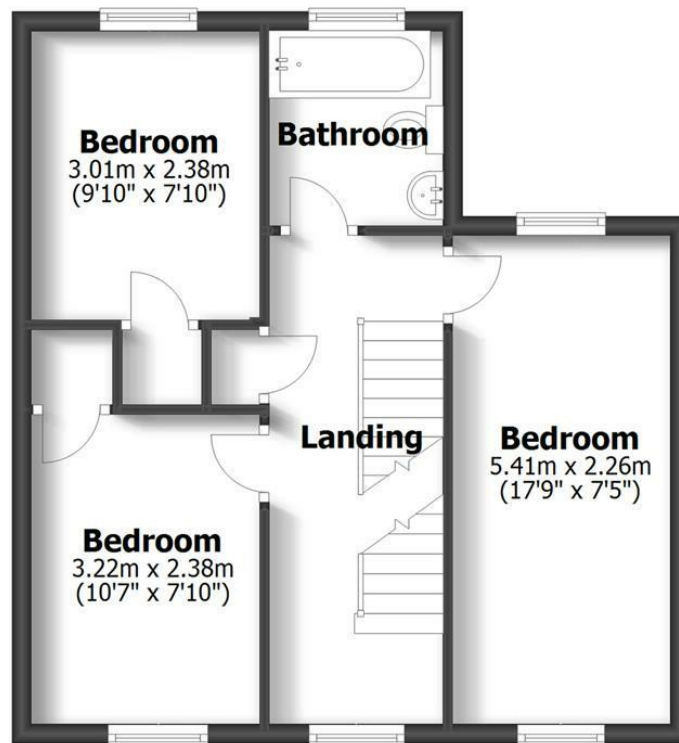
6 THE COURTYARD
IRONBRIDGE, TELFORD

TOTAL: 108.3sq.m. 1,165.9sq.ft.

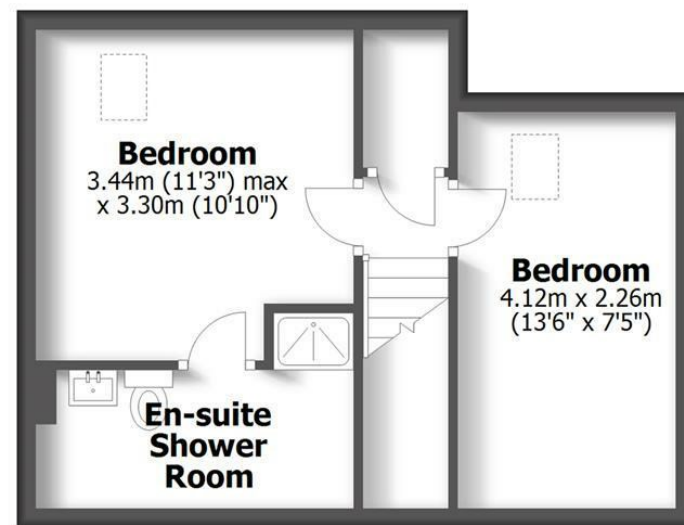
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

