

18 The Wharfage, Ironbridge, Telford, TF8 7AW

BERRIMAN
EATON

18 The Wharfage, Ironbridge, Telford, TF8 7AW

This beautifully presented Grade II listed cottage has been newly renovated to a high standard, it is being sold with no onward chain and is ideally situated within easy walking distance of the many attractions and amenities that historic Ironbridge has to offer. It is currently being used as a very successful holiday let. Parking available by separate negotiation.
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, the ground floor opens into a fitted kitchen comprising matching base and wall cabinets with worktops over and a sink unit. Built in appliances include an oven/grill with a gas hob and extractor hood above. There is provision for a washing machine and a fridge freezer. A window enjoys an outlook to the front, across to the River Severn.

Off the kitchen, a door opens into a useful under-stairs storage area, which also houses the gas central heating boiler. Stairs lead down to a cellar.

A tiled floor extends through into the open-plan lounge/dining area, which benefits from river views to the front and features a fireplace housing a cast-iron log burner. A door gives access to a small courtyard at the side.

Stairs rise to the first-floor landing, where a small window looks out to the rear elevation. There are two double bedrooms, both enjoying river views to the front. One of the rooms includes a built-in storage cupboard.

The main shower room is fitted with a modern white suite, including a WC, pedestal wash hand basin, and a walk-in tiled shower cubicle. A skylight provides natural light, and there is also a heated towel rail.

OUTSIDE

The cottage enjoys a small, enclosed courtyard garden area to the side with a gate giving direct access onto The Wharfage. Ironbridge residents are entitled to two free parking permits, in addition this property has access to a private parking space, which is located directly behind the property, please call agent to discuss.

SERVICES

We are advised by our client that all main 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 and Wrekin Council.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS

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

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£250,000

EPC: E

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.

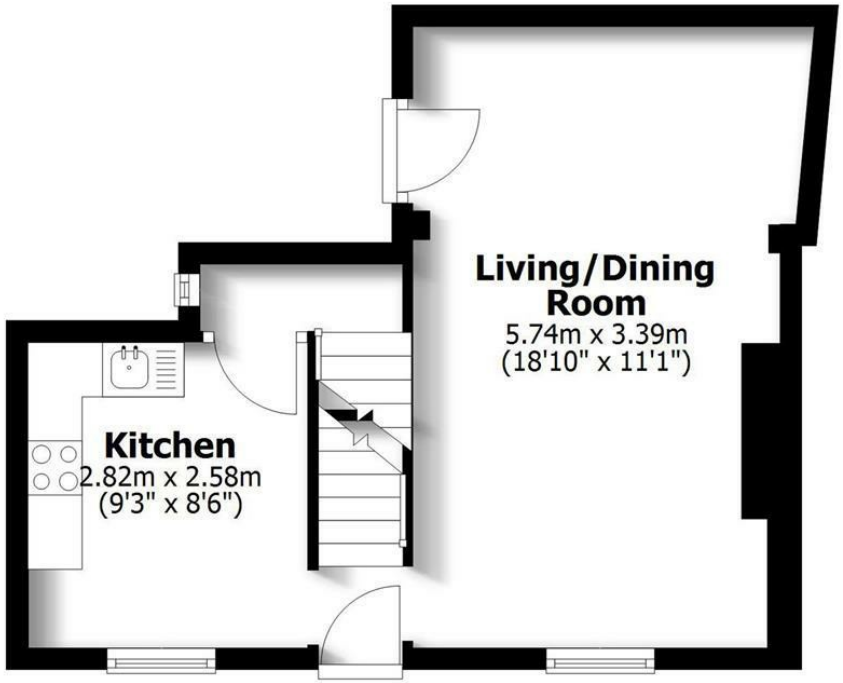




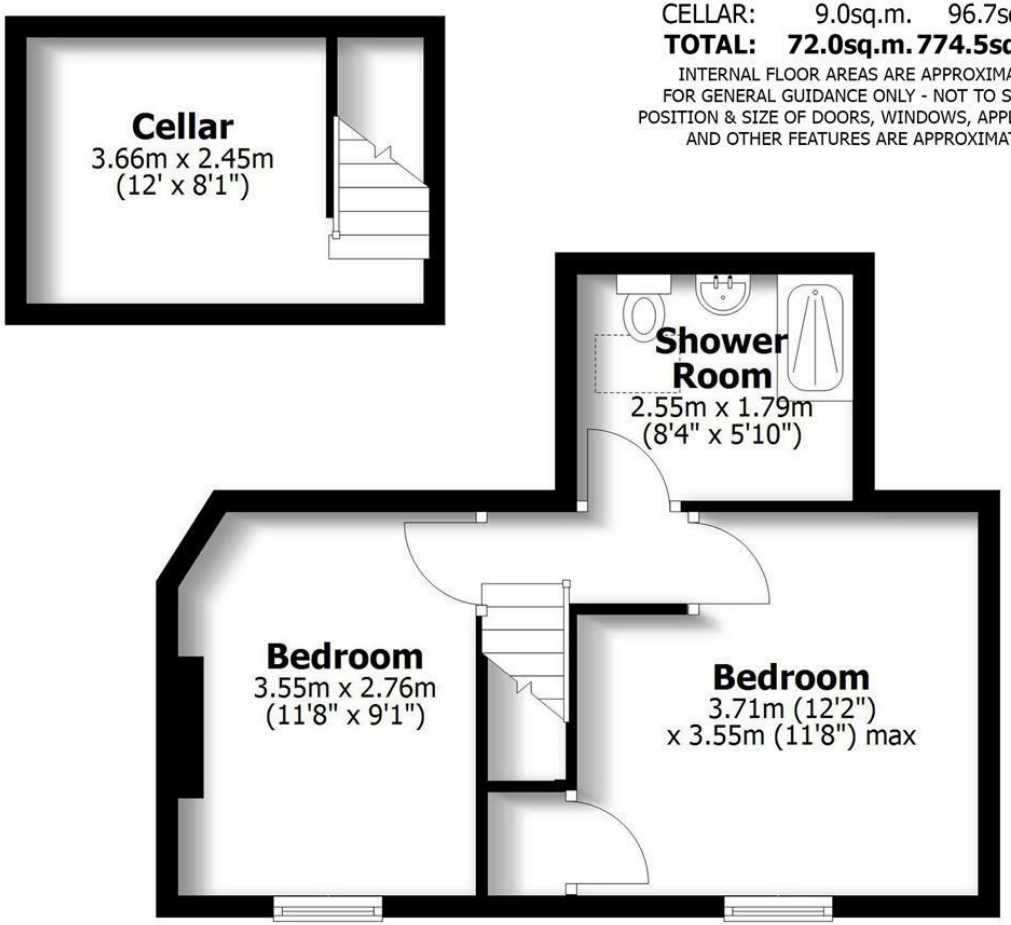

18 THE WHARFAGE
IRONBRIDGE

HOUSE:	63.0sq.m.	677.8sq.ft.
CELLAR:	9.0sq.m.	96.7sq.ft.
TOTAL:	**72.0sq.m.**	**774.5sq.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


Amica





