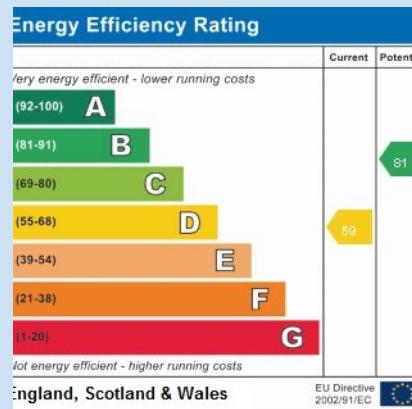


# 39 Hodge Bower, Ironbridge TF8 7QL



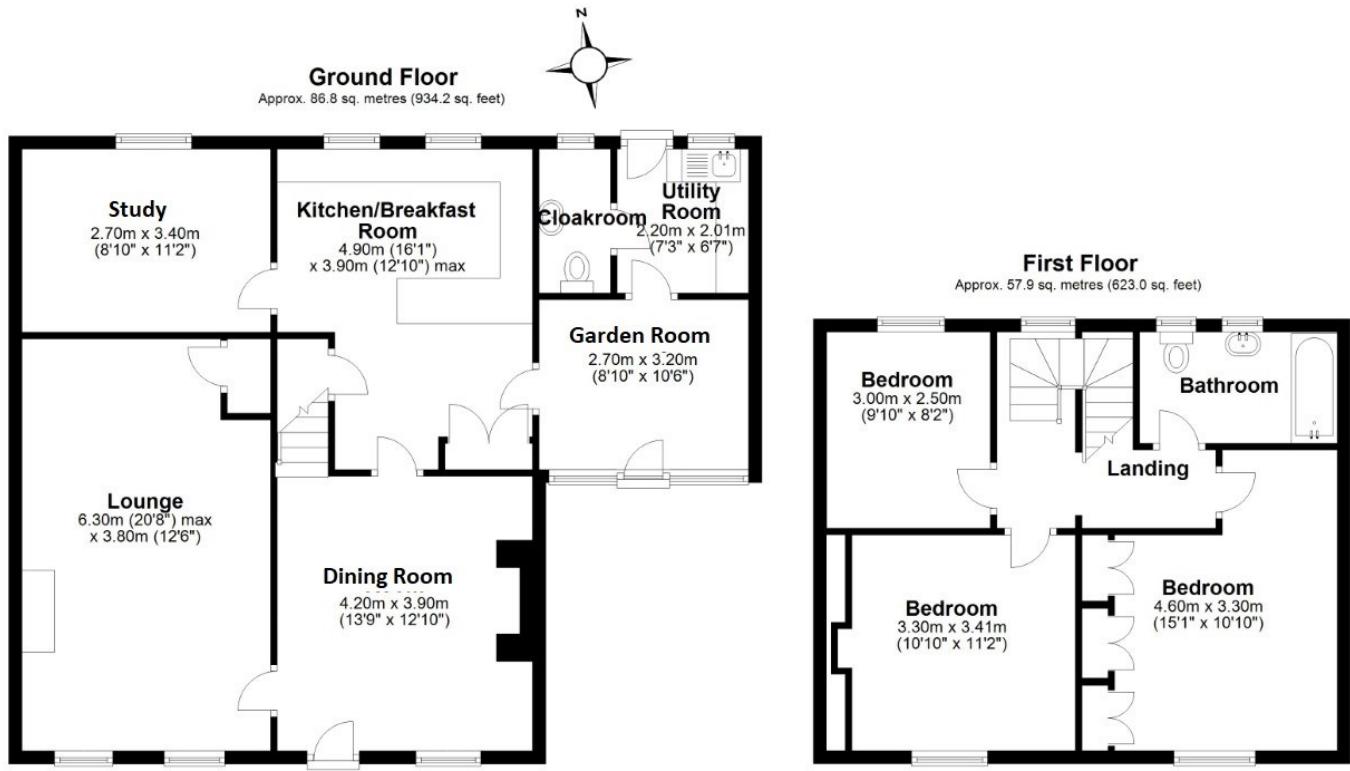
# £ 425,000 region

Delightful three bedroom period cottage, packed with charm and character, offering surprisingly spacious accommodation and located in the historic Ironbridge Gorge. This beautifully presented property features dining room with Inglenook, adjacent lounge with attractive Coalbrookdale fireplace, kitchen/breakfast room, study, utility with W.C., and a light and airy garden room. There are three well proportioned bedrooms to the first floor (two of them retain original fireplaces) plus a spacious bathroom. Externally there is a lawn to the front of the property and gravelled parking area for two plus vehicles. The tiered rear garden features a patio area for outside dining/relaxing, a useful garden shed and a home office (insulated, with power and wi-fi). The many attractions of Ironbridge are a short walk away and access to Telford's numerous amenities and national rail and road network are all within a fifteen minute drive.









Total area: approx. 144.7 sq. metres (1557.2 sq. feet)

39 HodgeBower

**Tenure** Freehold

**Council tax** Band D

**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 : 10th March 2022