

26 Darby Rd, Coalbrookdale TF8 7EL



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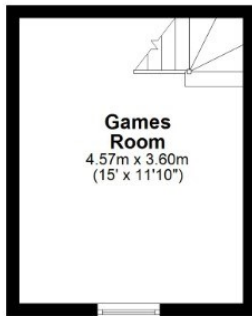
Lovely period cottage situated on Darby Road, within the historical Ironbridge Gorge. This delightful property is full of period features and offers accommodation that includes spacious lounge, kitchen/diner and ground floor shower room, there are two large bedrooms on the first floor (one with its own en-suite) plus a third bedroom/office and family bathroom. An additional lower ground floor offers an area that could be utilised as a living room/games room/cellar. There is a garden area to the front and tiered landscaped garden to the rear. There is lovely walking in the area, the many attractions of Ironbridge are close-by and a 10 minute drive gives access to Telford Town Centre, Telford Central Train Station and the M54 motorway.



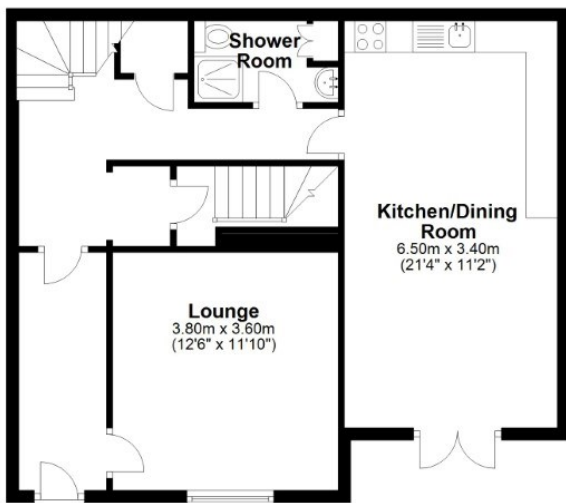




Lower Ground Floor
Approx. 16.4 sq. metres (176.9 sq. feet)

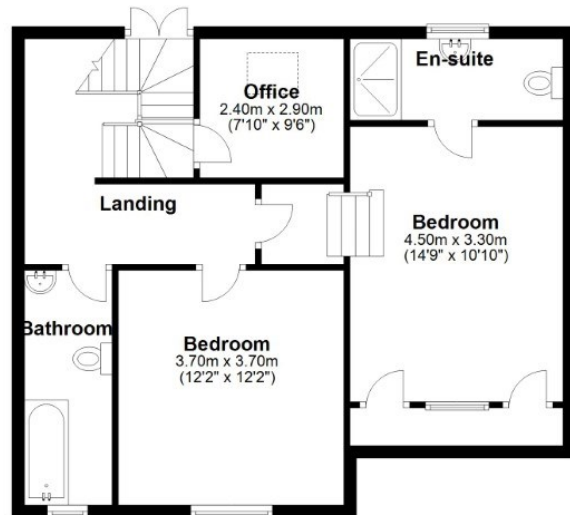


Ground Floor
Approx. 61.0 sq. metres (656.6 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.7 sq. feet)



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Tenure Freehold **Council tax** Band C

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 : 28th June 2021