

# 33 Paradise, Coalbrookdale TF8 7NP



## £ 2 4 9, 9 5 0    r e g i o n

This three bedroom semi detached property is situated in an elevated position with easy access to local schooling, a supermarket, Ironbridge's many pubs/restaurants, tourist attractions, Dale End Park and some lovely country walks.

The accommodation includes living room, kitchen/dining room, three bedrooms and a family bathroom. There are storage sheds to the rear, a sheltered patio area and generous garden with wooded backdrop. To the front of the property is a parking area and garage. There are excellent road links from the area and Telford Town Centre, and the M54 motorway can be reached within fifteen minutes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

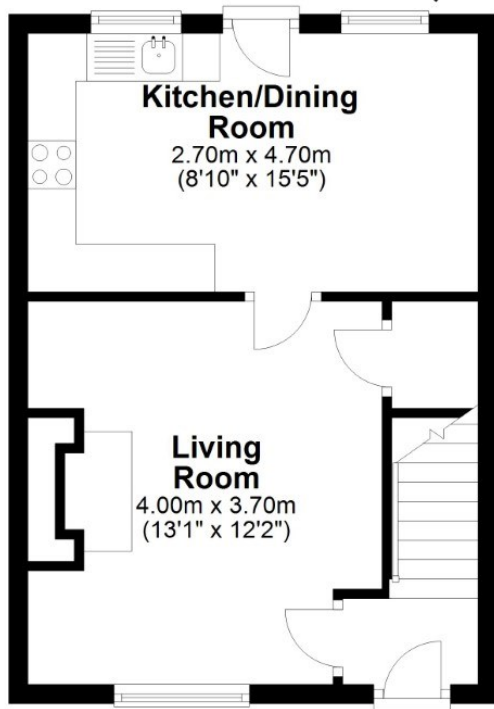






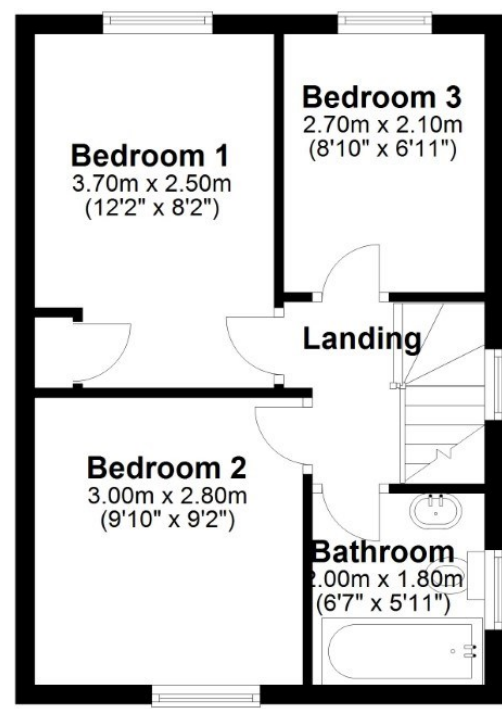
### Ground Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



### First Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



Total area: approx. 63.9 sq. metres (688.0 sq. feet)  
**33 Paradise**

**Tenure** Freehold    **Council tax** Band B

**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 : 4th April 2023