

9 Dale View, Coalbrookdale TF8 7DL



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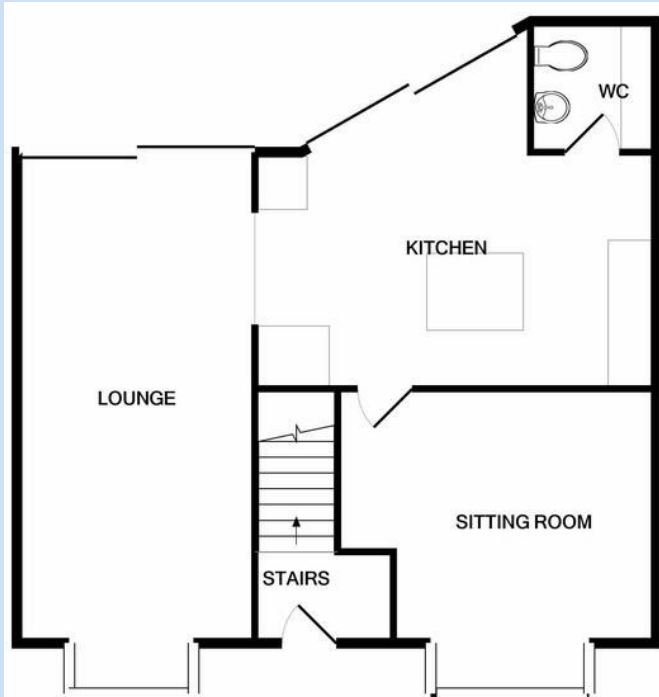
Four bedroom semi detached house in the much sought after Coalbrookdale area. The property has been extended by its current owners to provide spacious and stylish accommodation to include generous lounge, sitting room, light and airy kitchen and dining room and a cloakroom/utility. The first floor offers three double bedrooms, (with the main bedroom benefiting from its own en-suite) plus a family bathroom. The second floor attic conversion features a large bedroom/study area. This lovely location is surrounded by country walks, with well regarded local schooling and Ironbridge's many attractions a short walk away. A ten minute drive gives access to Telford Town Centre and the M54 motorway.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

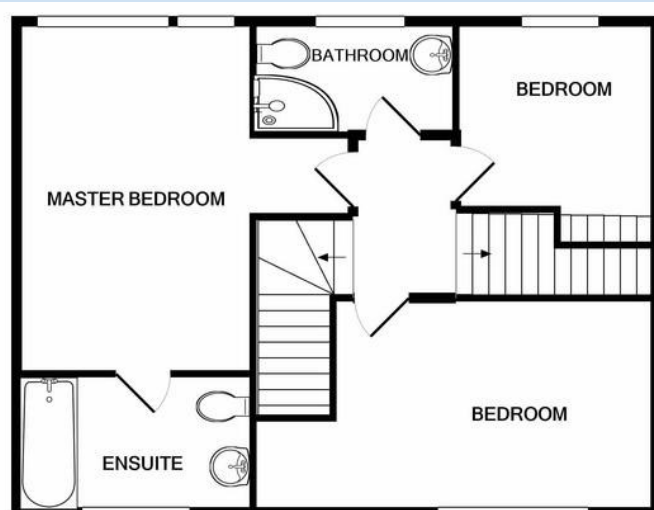






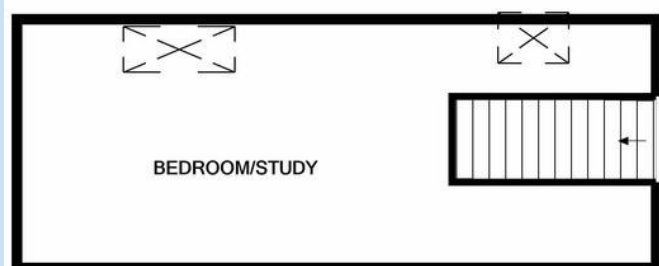


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2ND FLOOR

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 : 7th September 2022