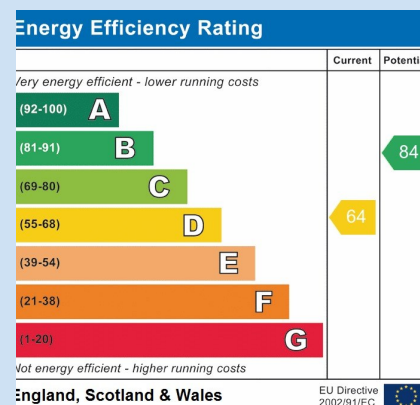


80 Bower Yard, Ironbridge TF8 7AZ



£ 4 2 5, 0 0 0 r e g i o n

Fabulous opportunity to purchase a spacious four bedroom detached bungalow recently renovated throughout) situated in approximately one acre on the banks of the River Severn with lovely views of the river. The location would suit those seeking an outdoor lifestyle with many options for local walks, and the historic town of Ironbridge is situated a short walk away with its range of restaurants, pubs and tourist attractions. There is planning consent in place to erect a new extensive double garage. The location would lend itself perfectly to a shepherds hut/pod holiday let arrangement (subject to required approval). Telford Town centre and the M54 motorway can be reached in less than 10 minutes.



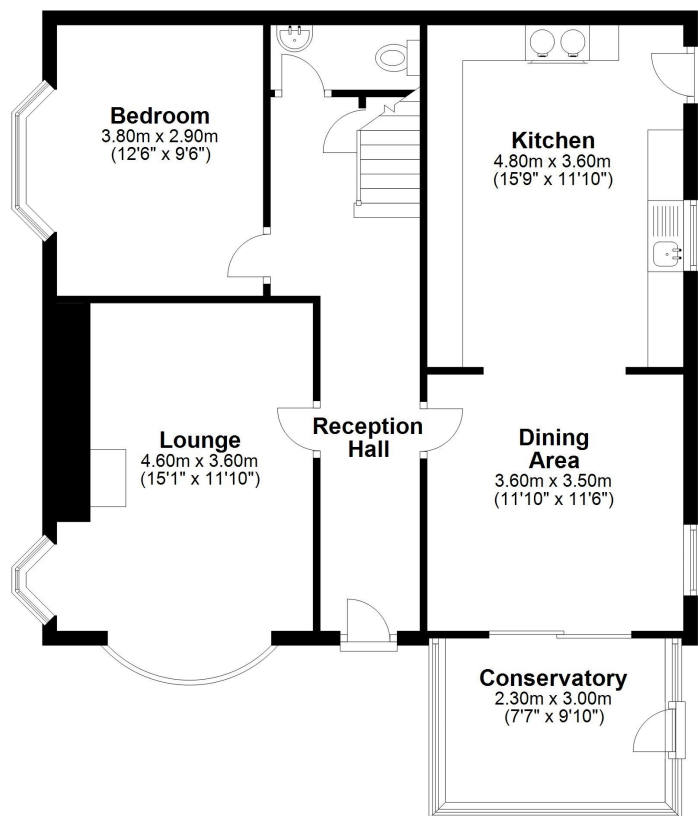






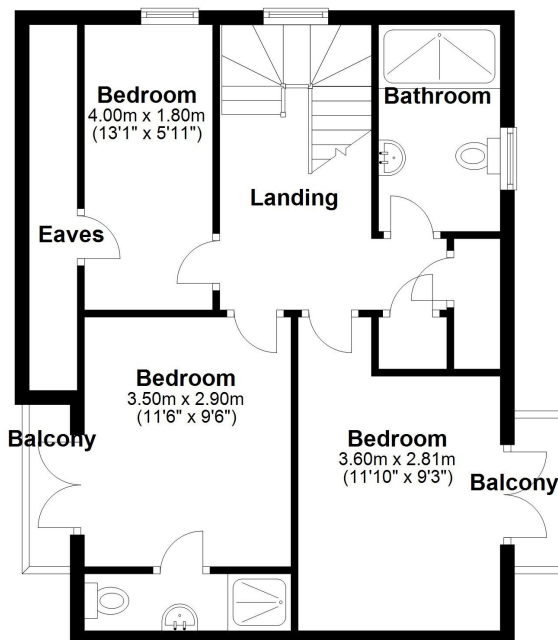
Ground Floor

Approx. 82.3 sq. metres (886.1 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



Total area: approx. 136.2 sq. metres (1466.4 sq. feet)

Tenure Freehold

Council tax Band E

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 : 3rd December 2020