



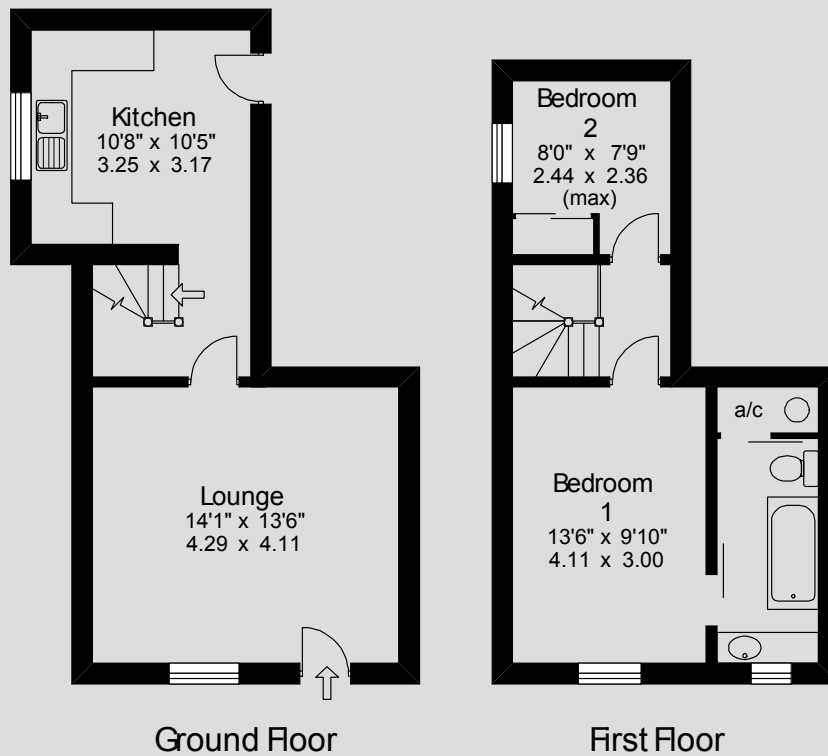
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Belmont Road, Ironbridge, Telford

Approx Gross Floor Area = 688Sq. Feet
= 63.78Sq. Metres

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For illustrative purposes only. Not to scale.

Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com



Belmont Road, Ironbridge, Telford, Shropshire, TF8 7QT

IN NEED OF MODERNISATION: A two bedroom terrace house with rear garden situated in the beautiful conservation area of Ironbridge Gorge.

- Lounge
- Kitchen
- 2 bedrooms
- Bathroom/wc (accessed from bedroom 1)
- Rear garden
- Wash house & out house
- No upward chain
- Energy Rating: G



Situation

Ironbridge is a renowned and historic area nestling in The Severn Gorge which forms one of the most striking and distinctive landscapes in England, with a charming town centre adjoining the River Severn and the slopes of The Gorge combining a delightful mix of imposing, detached period residences mingling with charming cottages up the hillside. This remarkable area was at the heart of the Industrial Revolution and became world famous in 1779 when the world's first iron bridge was constructed over the River Severn and from which the town derives its name. It is steeped in the industrial heritage of the area with local museums forming part of the World Heritage Site and is now recognised as a premier tourist area. Some five miles to the north is the Telford town centre with its wide range of recreational and shopping facilities, including the New Southwater development, the M54 motorway and the town's central railway station.

Belmont Road is pleasantly situated on the upper slopes of The Gorge and comprises other distinctive character properties.

The property

Comprises a timber front door leading to the living room where there is a glazed panel door leading to the inner hallway which has an opening leading through to the kitchen and staircase ascending to the first floor. The kitchen would benefit from complete renovation and has an external door leading to the side alleyway.

On the first floor there is a landing area with access to two bedrooms. The main bedroom gives access to the bathroom/wc which has an avocado coloured suite which would benefit from refurbishment.

Outside

Access to the rear is approached via a neighbouring property. A metal gate leads to the side alleyway where there is an outside wash house and shower room and attached brick store. The rear garden has a pleasant aspect and is not overlooked and is predominantly tiered with various gravelled areas with a number of inset flowers and shrubs and greenhouse.

How to get there – from Ironbridge centre proceed up Madeley Road; after about 500 yards turn sharp left into Belmont Road – continue up the hill where the property is on the right hand side.

Council Tax – Band B (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

IB3833/PS



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

14 High Street, Ironbridge, Shropshire TF8 7AD

Tel: (01952) 433422

Fax: (01952) 290002

Email: ironbridge@nicktart.com

www.nicktart.com

Also at
Telford, Albrighton, Wolverhampton (Tettenhall), Bridgnorth

