

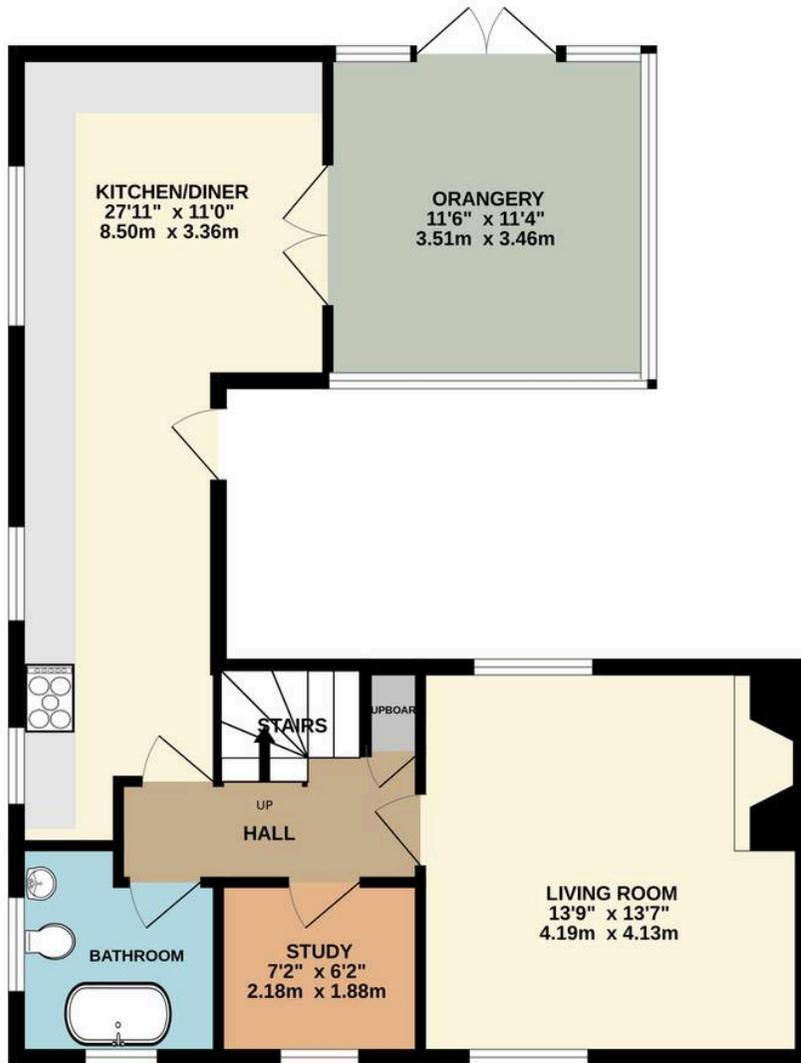


## Salters Cottage, 33 Coalport Road, Broseley

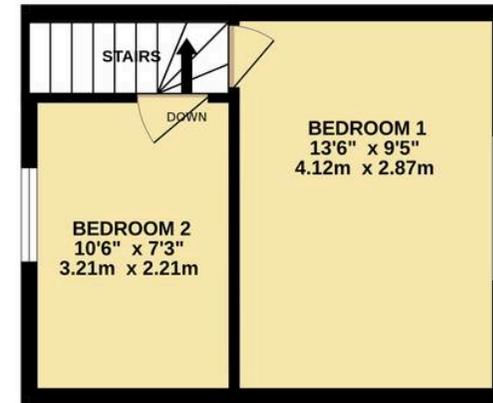
Offers in Region of £375,000

Nock  
Deighton  
SINCE 1831

GROUND FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Salters Cottage, 33 Coalport Road, Broseley

Charming two/three bedroom detached cottage in the popular Shropshire town of Broseley. With an array of features which only serve to enhance its character and compliment the beautiful garden an oasis of calm.

- Grade II Listed, Detached Cottage
- Charming Period Features
- Two / Three Bedrooms
- Oak Framed Garden Room
- Beautiful Family Bathroom
- Underfloor heating in Bathroom and Garden Room
- Generous Drive
- Private Landscaped Garden with Outbuildings

Believed to be one of the oldest cottages in Broseley, this charming home is steeped in history and rich in character, offering an abundance of period features alongside thoughtful modern enhancements. Full of warmth and individuality, the property provides flexible accommodation.

Internally, the cottage showcases a wealth of original features, which include exposed beams, wood burning stoves and traditional detailing, all blending beautifully with the improvements made over time.





The ground floor includes a snug which has been used as a third bedroom, a beautiful family bathroom with underfloor heating, a stylish space offering a touch of luxury, Walk in wardrobe/Study and a charming kitchen diner with farmhouse style kitchen and wood burning stove. A particular highlight is the addition of a stunning oak-framed garden room that also benefits from underfloor heating, creating a light-filled space that connects the house seamlessly to the outdoors – perfect for relaxing, dining or entertaining throughout the seasons. Additionally the first floor offers two double bedrooms.

Externally, the property continues to impress. A generous gravel driveway provides ample parking and a welcoming approach, while the landscaped front and rear gardens have been thoughtfully designed to create a variety of natural habitats. Delightful planting, a pond and several charming outbuildings add both practicality and character, offering spaces for storage, hobbies or potential creative use. The gardens provide a tranquil and established setting that perfectly complements the cottage's historic charm.



A rare opportunity to acquire a truly characterful home in the heart of Broseley, combining heritage, flexibility and beautifully designed outdoor space.



The property is situated in the historic town of Broseley, a charming and well-regarded Shropshire community known for its rich industrial heritage and attractive surroundings. Broseley offers a range of everyday amenities including independent shops, cafés, a primary school, local pubs and medical facilities, while enjoying a strong sense of community. The nearby Ironbridge Gorge, a UNESCO World Heritage Site, provides beautiful riverside walks, museums and scenic countryside. Other notable nearby towns include Bridgnorth, Much Wenlock, Shrewsbury and Telford offering extensive shopping, leisure facilities and connections to national rail and motorway networks.

Council Tax band: D

Tenure: Freehold

Buyers Compliance Administration Fee: In accordance with The Money Laundering Regulations 2007, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents





## Nock Deighton Ironbridge

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