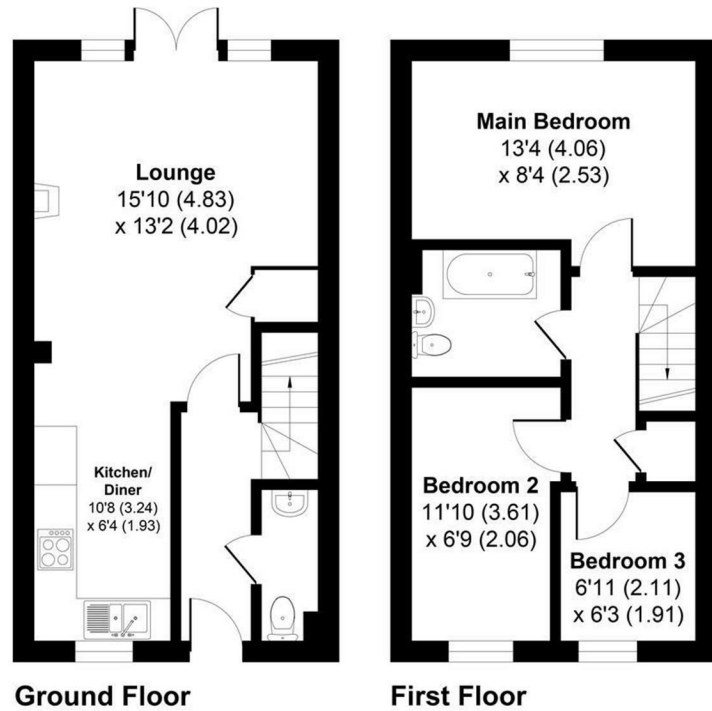


FOR SALE

5 Foundry Mews Dale End, Coalbrookdale, Telford, TF8 7AX



Approximate Area = 710 sq ft / 66.0 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



FOR SALE

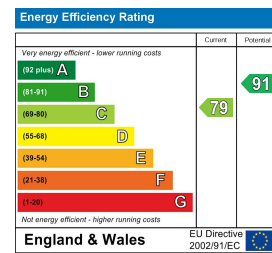
Offers in the region of £274,950

5 Foundry Mews Dale End, Coalbrookdale, Telford, TF8 7AX

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Situated within the sought-after Foundry Mews development, this beautifully presented three-bedroom home offers contemporary living in the heart of the Ironbridge Gorge UNESCO World Heritage Site. Featuring a spacious living room, modern breakfast kitchen, attractive courtyard garden and allocated parking, this property is perfectly suited to first-time buyers, professionals and downsizers alike.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Beautifully Presented Throughout
- Three Bedroom Mews Home
- Spacious Living Room with French Doors
- Modern Breakfast Kitchen
- Private Courtyard Garden
- Allocated Parking Space & 4 Additional Parking Permits

DESCRIPTION

Occupying an enviable position within the highly regarded Foundry Mews development, this superbly presented three-bedroom home offers modern, low-maintenance living within one of Shropshire's most historic and picturesque settings.

Beautifully maintained throughout, the property is ready for immediate occupation and provides thoughtfully designed accommodation ideally suited to modern lifestyles.

A welcoming entrance hall leads into the heart of the home, where a spacious living room enjoys an abundance of natural light and features French doors opening directly onto the rear courtyard garden, creating a seamless connection between indoor and outdoor living. A guest cloakroom adds everyday practicality, whilst the stylish breakfast kitchen is fitted with a range of contemporary units and integrated appliances, providing an excellent space for cooking, dining and entertaining.

To the first floor are three well-proportioned bedrooms, offering flexible accommodation for families, professionals working from home or those seeking additional guest space. The modern family bathroom is well-appointed and finished with a contemporary suite including a shower over the bath.

Outside, the attractive Indian stone courtyard garden provides a private and low-maintenance outdoor retreat, ideal for al fresco dining, entertaining or simply enjoying the peaceful surroundings. The property further benefits from an allocated parking space conveniently located within the development and 4 additional free parking permits for Dale End park car park and all main car parks within the gauge.

Importantly, the property has never experienced flooding, providing added reassurance for prospective purchasers.

Combining modern comfort with a highly desirable location, this exceptional home offers a rare opportunity to enjoy contemporary living within the heart of the historic Ironbridge Gorge.

LOCATION

Foundry Mews is ideally situated within Coalbrookdale, a location renowned as the birthplace of the Industrial Revolution and forming part of the Ironbridge Gorge UNESCO World Heritage Site. The property also benefits from being close to Dale End Park, an attractive green open space, enhancing its appeal for families, walkers and those who enjoy an outdoor lifestyle.

A short walk into Ironbridge offers a wonderful selection of independent shops, cafés, restaurants, traditional public houses and world-famous museums, all set amongst beautiful riverside and woodland scenery. The area is particularly popular with those seeking a unique blend of history, character and outdoor lifestyle opportunities.

Coalbrookdale itself benefits from a range of everyday amenities, including a primary school, medical facilities and convenient transport connections, whilst Telford Town Centre is only a short drive away, providing extensive shopping, leisure and rail links.

This exceptional location continues to attract buyers looking for a distinctive lifestyle setting without compromising on modern convenience.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

15'10 x 13'2

KITCHEN/DINER

10'8 x 6'4

FIRST FLOOR

MAIN BEDROOM

13'4 x 8'4

BEDROOM TWO

11'10 x 6'9

BEDROOM THREE

6'11 x 6'3

BATHROOM

EXTERNAL

GARDEN

ALLOCATED PARKING

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: C

POSSESSION AND TENURE

Freehold property with vacant possession on completion. A monthly site management charge of £40 PCM applies for the maintenance of the development. The vendors of The Foundry Mews properties are directors of the site management company.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these

checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.