



**Church Hill
Ironbridge
Telford
Shropshire
TF8**

Offers in Excess of £462,000

bettermove 

Church Hill Telford

Bettermove are proud to present this 4 bedroom, grade II Listed detached house in Ironbridge.

The property benefits from partial double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

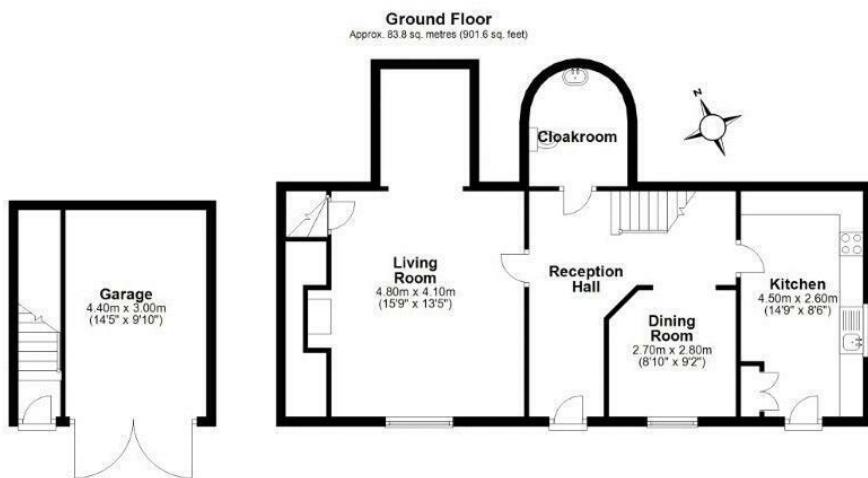
The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room featuring a wood burner, exposed wooden beams and a vaulted seating area. The ground floor further benefits from a dining room, fitted kitchen, WC, and a office space accessed from the lounge. The first floor consists of four bedrooms, with the principal bedroom enjoying views over the gorge, the first floor is completed by a family bathroom and a separate shower room. The exterior boasts a private rear patio and lawned garden, ideal for enjoying the summer months, along with additional lawned gardens to the front and useful built-in storage areas to the rear. The property further benefits from a detached self-contained annex situated above the garage, providing additional accommodation with its own entrance, kitchen/diner and bedroom with ensuite shower room.

Located in the sought after village of Ironbridge, Telford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Telford Central Train Station, a variety of local bus routes, and quick access to the M54.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total area: approx. 196.1 sq. metres (2111.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	77	
(39-54) E		
(21-38) F		
(1-20) G	46	
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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