A WELL-PRESENTED, CONTEMPORARY HOME WITH A LIFESTYLE OPPORTUNITY

Fairfields House, Buildwas Road, Ironbridge, Telford, Shropshire, TF8 7DW

savills

A well-presented, contemporary home with a lifestyle opportunity and wonderful views

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Reception hall ◆ Lounge & sitting room ◆ Open plan kitchen dining room ◆ Utility room ◆ Master suite & 4 further bedrooms (1 en suite) ◆ Family bathroom ◆ Gardens with decking area ◆ Electric gated driveway ◆ EPC rating = D

Situation

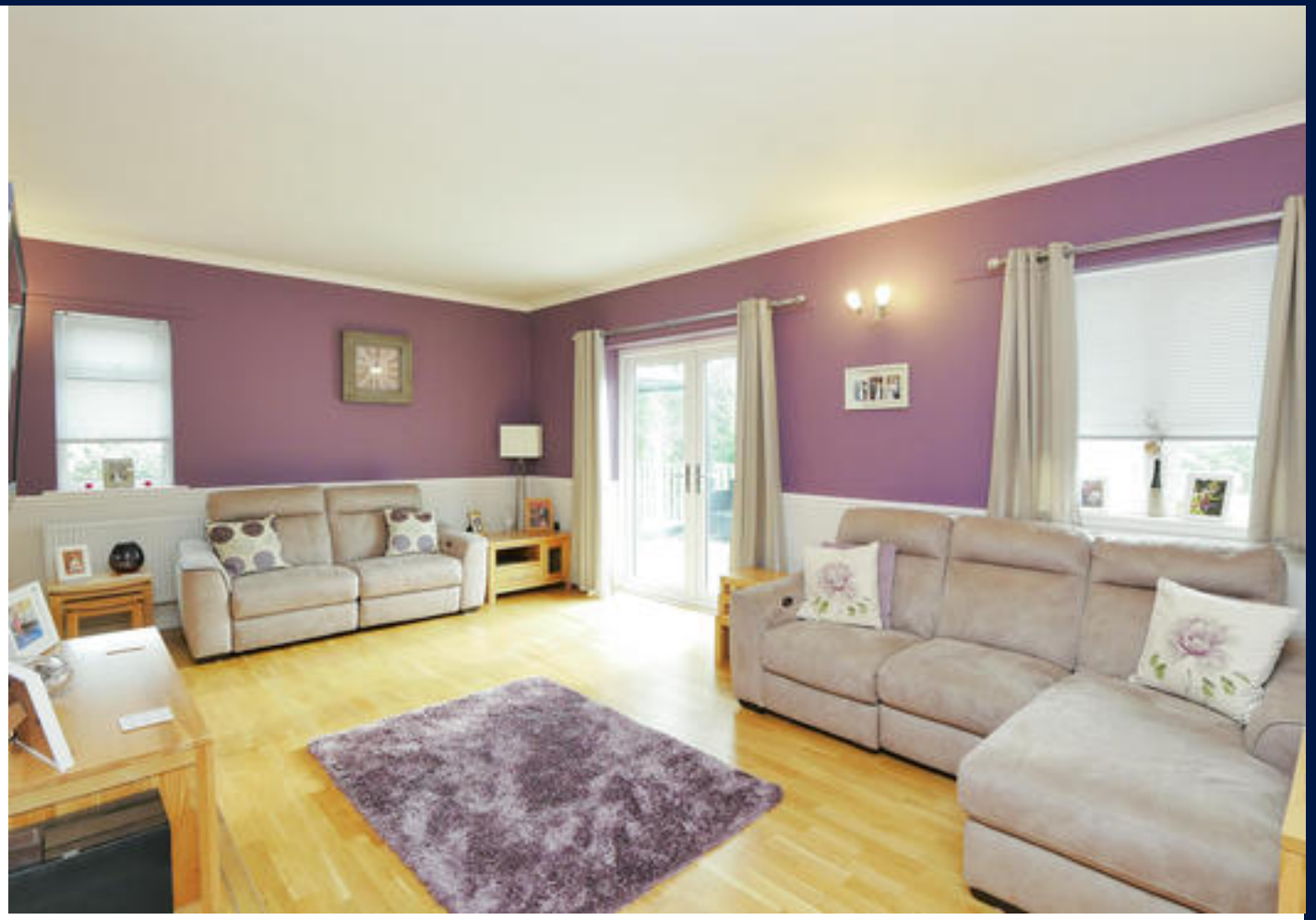
Ironbridge is very much a working community. The High Street and the Square house the main shops of the area, which offer a wide variety of giftware, furniture, basic commodities, foods and antiques.
There is also a selection of cafes, pubs, restaurants, a wine bar, hairdressers and post office.

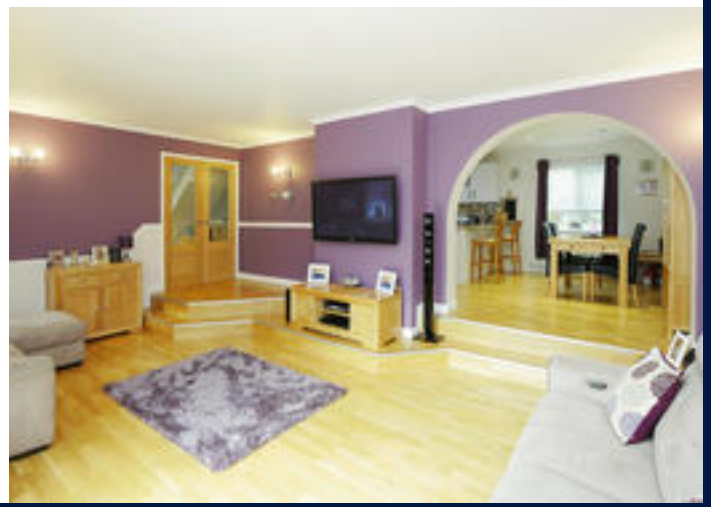
Ironbridge is situated close to the town of Telford from where the M54 (approx 6 miles) provides easy access to the Midland business centres and national motorway network. The county town of Shrewsbury is approximately 16 miles away.
There is a rail service from Telford and Wolverhampton to London Euston while regional Airports include Birmingham (47 miles) East Midlands and Manchester.

There are good schools in the area including Coalbrookdale Infant and Junior School, Thomas Telford Academy, and William Brookes School in the nearby town of Much Wenlock. Within the private sector Wrekin College, Shrewsbury School and High School and a variety of prep schools, are all within daily travelling distance.

Description

Fairfields House is elevated to absorb the wonderful views over Ironbridge Gorge, which include the well-known chimneys of Buildwas Power Station, which have now been decommissioned.
Electric gates lead onto the driveway, which has ample parking for a number of vehicles. The front door opens into the spacious reception hall with a family room on your left, which includes a wood burner. To the right of the reception hall is the lounge which has access out onto the decking, offering a lifestyle feel.
The open plan dining room and modern kitchen are accessed via the lounge





or off the entrance hall and has fully fitted modern appliances. There is a utility room with access to the rear of the property. A study and a WC complete the ground floor accommodation.
On the first floor is the master suite which has a balcony to enjoy the wonderful views across the Gorge.

There is a dressing area with an en suite shower room. There are a further 4 bedrooms, one with en suite, and a family bathroom.

Outside
The gardens at Fairfield House are designed to take in the views and to enjoy the lifestyle which the property has to offer. A decking area runs across the front of the house and includes seating areas with a summer house and a hot tub (available by separate negotiation).

The rear gardens are mainly laid to lawn with plenty of space and an elevated seating area to enjoy at any time of the day.
There is a further summer house and garden storage.

Services: Mains water, electricity and gas. Private drainage by way of a septic tank.

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

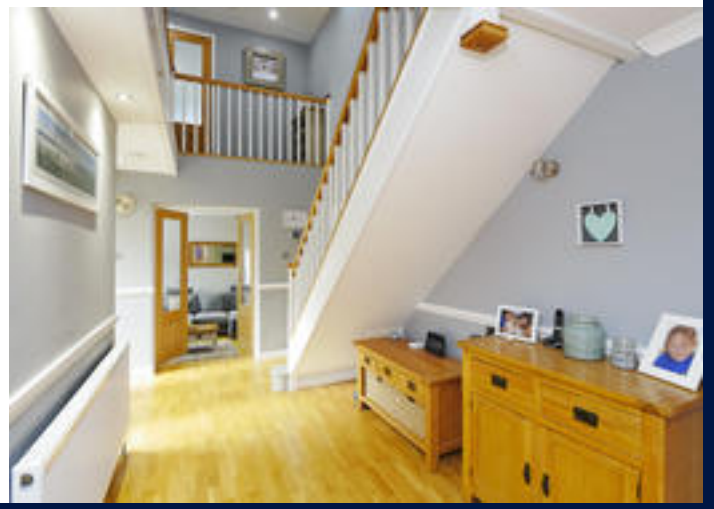
Brochure prepared April 2019
Photographs taken 2019

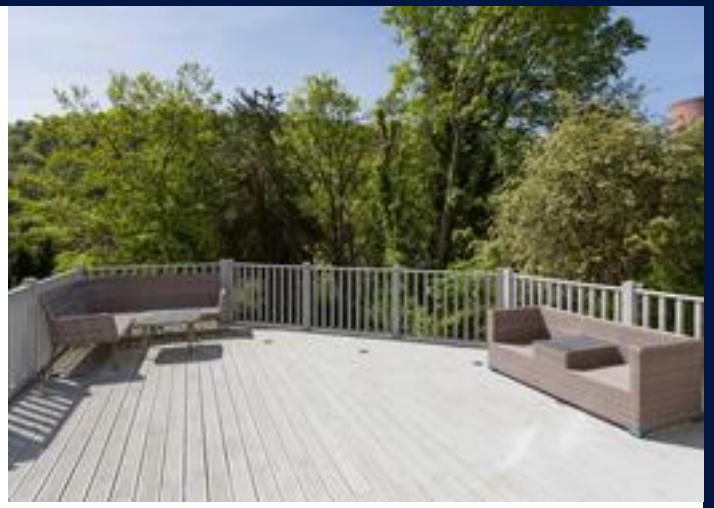
Tenure:
Freehold

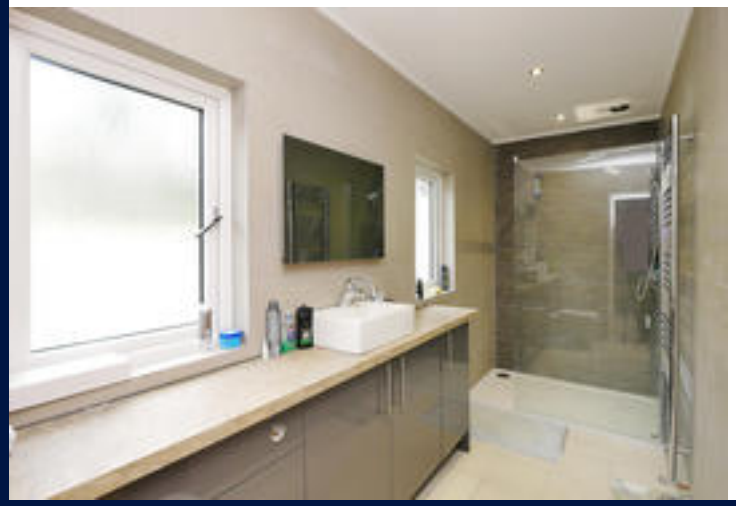
Local Authority:
Telford & Wrekin

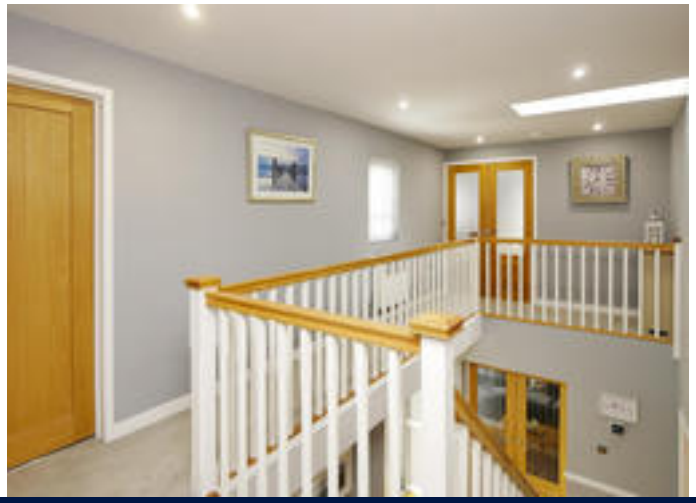
Outgoings:
Band F

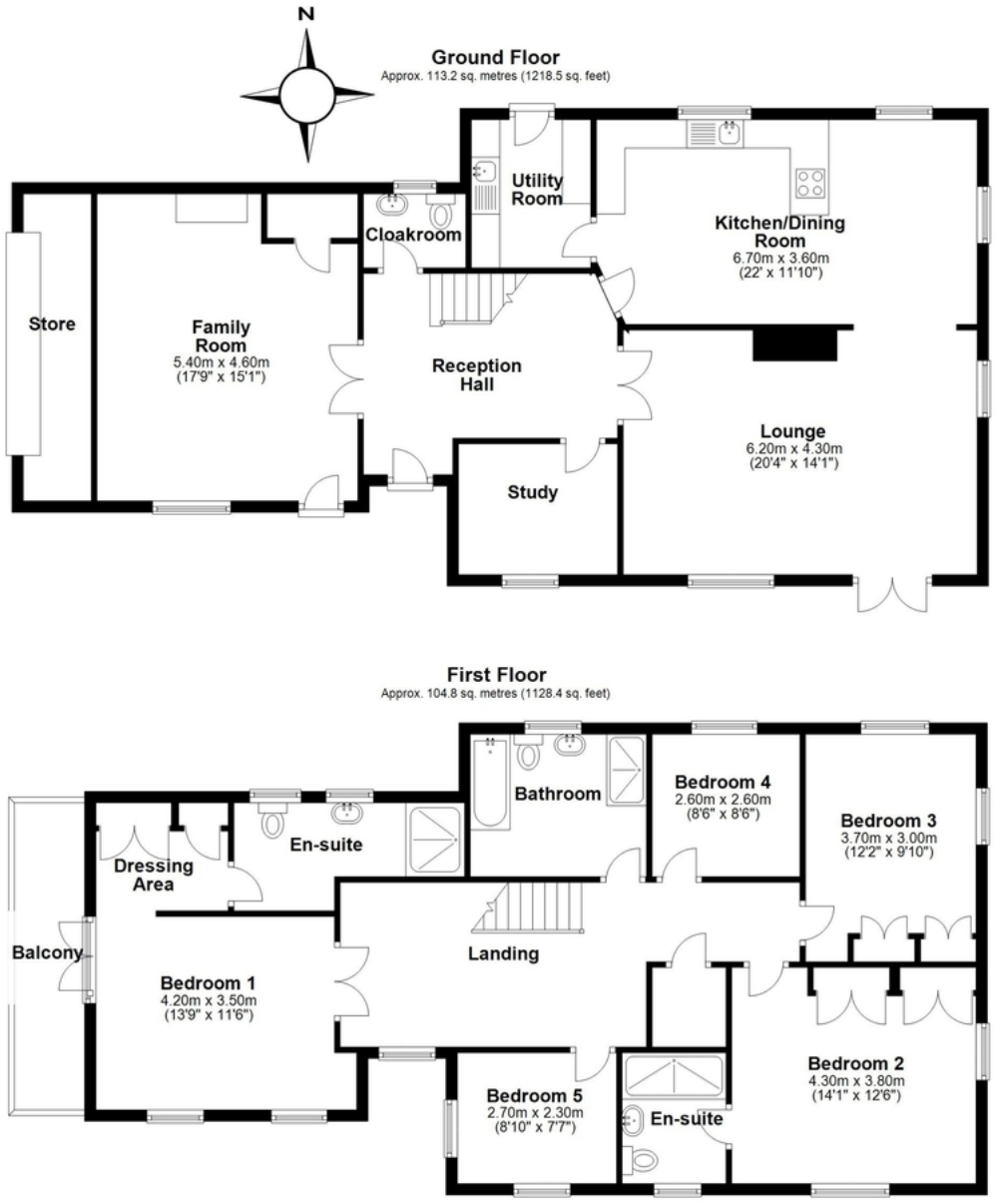
Viewing:
Strictly by appointment with Savills



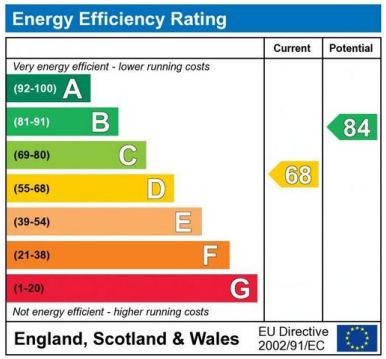








Total area: approx. 218.0 sq. metres (2346.9 sq. feet)



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