



Helping *you* move



## 6 Goldney Court, Horsehay

This charming inner terraced House is well presented throughout and provides deceptively spacious two Bedroom accommodation with a Lounge and Kitchen / Diner. Located in the popular residential area of Horsehay amongst similar style properties and convenient for access to all parts of Telford.

Offers Over

**£175,000**

# 6 Goldney Court, Horsehay, Telford, Shropshire, TF4 3UH

## Overview

- Charming inner terraced House
- Lounge
- Attractive Kitchen / Diner
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Neat, attractive Gardens
- No Upward Chain
- Allocated Parking
- Freehold
- EPC C Council Tax B



## Location

Situated in the popular area of Horsehay, which provides excellent transport links to Telford, Shrewsbury and the West Midlands Conurbations via the M54, which is approximately 3 miles from the property. The property stands some 2 ½ miles from Telford Town Centre, which offers a modern range of shopping and leisure facilities.

## Brief Description

Offered for sale with no upward chain, this charming inner Terraced House provides accommodation ideal for first time buyers, a young couple and even investors. The property is extremely well presented throughout and is entered into a small entrance Hall with stairs to the first floor and door off to the right into the Lounge with window on the front and door into the attractive Kitchen / Diner.

To the Kitchen area there are a range of drawers, base and wall mounted units, inset Belfast style sink, built-in oven with hob and extractor over, window and door to the rear garden and door into the useful under stairs storage cupboard.



Stairs ascend to the first floor Landing with access into the two Bedrooms - one on the front and one on the rear. The Bathroom has an attractive modern white three piece suite with a P shaped bath. The accommodation benefits from gas central heating and double glazing.

Externally, the property has a brick boundary wall to the front with gateway to a paved path to the entrance door and adjacent gravelled garden. The neatly maintained rear garden is a lovely feature of the property with patio area, garden area bounded by slate and artificial lawn. Timber shed. There is allocated parking behind the terrace, immediately to the rear of the property.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Wellington proceed along Dawley Road, at the roundabout take the 3rd exit onto Wellington Road (towards Horsehay and Ironbridge), at the roundabout take the 2nd exit onto Bridge Road continuing onto Shire Fields Way and at the T junction turn left into Great Western Drive and then left into Goldney Court to the very top. The property will be found by walking from the parking area through to front Bridge Road and no.6 is found in the terrace to your left.

#### METHOD OF SALE

For Sale by Private Treaty.

WE32634.100824

**AML REGULATIONS** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR  
289 sq.ft. (26.8 sq.m.) approx.

1ST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.  
Made with Metropix ©2024

All measurements quoted are approximate:

LOUNGE 13' 9" x 10' 2" (4.19m x 3.1m)

KITCHEN / DINER 13' 7" x 6' 6" (4.14m x 1.98m)

BEDROOM ONE 13' 8" x 10' 6" (4.17m x 3.2m) max.

BEDROOM TWO 10' 0" x 7' 0" (3.05m x 2.13m)

BATHROOM 6' 8" x 6' 3" (2.03m x 1.91m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.