



**Connells**

Heritage Walk Beech Road  
Ironbridge Telford



# Heritage Walk Beech Road Ironbridge Telford TF7 5LE

for sale from  
**£250,000**



## Property Description

Welcome to Heritage Walk!

Heritage Walk is a new development of two, three and four bedroom homes located close to both Ironbridge and Coalbrookdale. Just four miles to the south of Telford town centre and Telford Central Station and close to the M54, it is very well placed for enjoying the area's many attractions and for travel further afield. With a choice of seven delightful designs to choose from and surrounded by a nature walk and a green spaces, it is set to become a sought-after address.

Your new home at Heritage Walk is covered by a NHBC 10-year warranty, assuring you complete peace of mind. We pride ourselves on our commitment to quality of workmanship, quality of service and customer satisfaction as well as being consistently and independently recognised as a 5-star home builder by the House Builder's Federation.

## The Darby

A 3 bedroom home with the stunning feature of a spacious living room located at the rear of the home. The living also provides enough space for a dining area, has an additional storage cupboard and includes french doors leading out to the garden. At the front of the home sits the kitchen which is equipped with Symphony soft-close units and an Hotpoint double oven, hob and cooker hood. The hall way entrance of the home boasts another storage cupboard and a WC.

Upstairs has 3 bedrooms, the master bedroom sits at the front of the home and has its own en-suite with a shower. The 2 remaining rooms at the rear of the home share the main bathroom which includes bath. All bathrooms are finished with white sanitaryware and chrome fixtures.

The Darby also includes many additional energy saving benefits making everyday life easier. These benefits include solar panels,

EV car charging point located to the side of the home and low energy lighting throughout.

## First Time Buyer Incentives

INCENTIVES AVAILABLE:

- FIRST TIME BUYER PACKAGE WITH £10,000 TOWARDS YOUR DEPOSIT & YOUR LEGAL FEES PAID\*

## Ground Floor:

### Kitchen

- 13' max x 7' 7" max ( 3.96m max x 2.31m max )
- Symphony fitted kitchen with soft close hinges and drawers
- Worktop upstand
- Stainless steel splashback behind hob
- Hotpoint stainless steel single oven to the Abraham
- Hotpoint stainless steel double oven to the Blists, Darby & Severn
- Hotpoint 60cm gas hob
- 60cm chimney extractor hood
- 60cm space for fridge/freezer
- 60cm space with plumbing for washing machine
- Removable kitchen unit with plumbing for dishwasher
- Franke Antea stainless steel 1 1.2 bowl sink with Zeno Plus mixer tap

## Living / Dining Room

16' 11" max x 15' 1" max ( 5.16m max x 4.60m max )

### W.C

- 6' 7" max x 3' 1" max ( 2.01m max x 0.94m max )
- White sanitaryware & chrome taps
- Tiled splashback to basin

## First Floor:



## Bedroom One

10' 8" max x 15' 1" max ( 3.25m max x 4.60m max )

## En-Suite

6' 1" max x 5' 7" max ( 1.85m max x 1.70m max )

- White sanitaryware & chrome taps
- Mira Minimal EV thermostatic shower
- Mira Flight shower tray and Mira Elevate silver enclosure
- Tiled splashback to basin with full height tiling to shower
- Shaver socket

## Bedroom Two

12' 8" max x 7' 3" max ( 3.86m max x 2.21m max )

## Bedroom Three

9' 1" max x 7' 7" max ( 2.77m max x 2.31m max )

## Bathroom

- White sanitaryware & chrome taps
- Tiled splash back to basin, half height tiling to bath
- Shaver socket

## Specification:

### HEATING

- Gas central heating
- Zoned heating with thermostatic control
- Myson radiators with thermostatic control

### ELECTRICAL

- Vehicle Charging Points
- Solar Panels (see sales for further information)
- White electrical switches and sockets
- 1 Double USB socket in kitchen above worktop
- TV and BT Sockets to lounge and master bedroom
- Low energy lighting
- Mains door bell
- External PIR lighting to front and rear elevations

### WINDOWS & DOORS

- White PVCu double glazed windows/french doors (where specified)

- Black composite front door
- Black pre-finished steel up and over garage door (where applicable)
- White painted 5 panel vertical internal doors
- Chrome internal door furniture
- White painted softwood staircase

### DECORATION

- White emulsion to all walls & ceilings & white painted woodwork

### SECURITY

- Multi-point locking system to front/rear doors
- Smoke detectors to Building Regulation requirements
- Carbon monoxide detectors to Building Regulation requirements
- Through door viewer and door chain

### EXTERNAL

- Black PVCu gutters and downpipes
- Front garden graded and turfed/planted
- Rear fencing - 1.8m close boarded fencing (where applicable)
- Grey Riven paths and paving as indicated on site layout
- Tarmac or block paved access drive/hardstanding as indicated on site layout

## The Local Area:

### EDUCATION:

Heritage Walk is within walking distance of both the Woodlands Primary and Nursery School, for children from 3 to 11 and the Haberdashers' Abraham Darby Academy, which caters for children from 11 to 18. It is also within the catchment area of Coalbrookdale and Ironbridge C of E Primary School. Telford College, which offers a wide range of university-level courses, is approximately 15 minutes away by car.

### SHOPPING:

For everyday essentials Heritage Walk is conveniently located near to local shops and supermarkets. Telford Centre offers over 100 shops, together with a range of cafés and other leisure facilities.

### LEISURE FACILITIES:

With the world's first iron bridge, the Ironbridge Gorge and Coalbrookdale all within





## GROUND FLOOR

- ① Kitchen  
3.95m x 2.31m (13'0" x 7'7")
- ② Living/Dining Room  
5.14m x 4.59m (16'11" x 15'1")
- ③ WC  
2.00m x 0.95m (6'7" x 3'1")

## FIRST FLOOR

- ④ Bedroom 1  
3.25m x 4.59m (10'8" x 15'1")
- ⑤ En-Suite  
1.85m x 1.70m (6'1" x 5'7")
- ⑥ Bedroom 2  
3.85m x 2.20m (12'8" x 7'3")
- ⑦ Bedroom 3  
2.76m x 2.30m (9'1" x 7'7")
- ⑧ Bathroom  
1.90m x 2.20m (6'3" x 7'3")



To view this property please contact Connells on

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81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating:  
Exempt

**view this property online [connells.co.uk/Property/WVH331690](https://www.connells.co.uk/Property/WVH331690)**

Tenure: Freehold



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