

for sale

from **£375,000**



Heritage Walk Beech Road Ironbridge Telford TF7 5LE

THE FARNOLL - A welcoming 4 bed family home featuring a open plan kitchen / dining room, spacious separate living room, en-suite and built in wardrobe to master bedroom, single garage and driveway.

Call Connells to arrange a visit and tour of the Show Home.

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The Farnoll:

A 4 bedroom home featuring a open plan kitchen / dining room with french doors leading to the garden and an adjoining utility with space for appliances as well as a external door. The kitchen includes Symphony soft close units as well as integrated Bosch and Hotpoint appliances. A spacious separate living room sits at the front of the home and boasts the additional design feature of a bay window. The hall benefits from additional understairs storage and a WC. The Farnoll also has has high quality oak doors which are featured throughout.

Upstairs has 4 bedrooms, the master sits at the front of the home and includes an en-suite with shower as well as built in wardrobe. The main bathroom includes a bath and accommodates the 3 remaining bedrooms. All bathrooms are finished with white sanitaryware and chrome fixtures.

The Farnoll also includes many additional energy saving benefits making everyday life easier. These benefits include solar panels, EV car charging point located next to the driveway, low energy lighting and smart heating with thermostatic control.

Ground Floor:

Living Room

19' 8" max x 10' 10" max (5.99m max x 3.30m max)

Kitchen

10' 11" max x 11' max (3.33m max x 3.35m max)

- Symphony fitted kitchen with soft close hinges and drawers
- Worktop upstand with glass splashback
- Bosch stainless steel single oven and integrated microwave and gas hob
- Bosch 90cm chimney extractor hood
- Hotpoint integrated fridge/freezer
- Hotpoint integrated dishwasher
- Franke Spark stainless steel 1 1.2 bowl sink with Athena mixer tap

Dining Area

8' 11" max x 8' 7" max (2.72m max x 2.62m max)

Utility Room

5' 7" max x 4' 6" max (1.70m max x 1.37m max)

- Symphony fitted units with soft close hinges
- Worktop upstands
- 60cm space with plumbing for washing machine
- 60cm space for tumble dryer (where available)
- Franke Antea stainless steel single bowl sink with Zeno Plus mixer tap (where available)



W.C

- 6' 11" max x 3' 5" max (2.11m max x 1.04m max)
- White sanitaryware & chrome taps
- Tiled splashback to basin

First Floor:

Bedroom One

- 13' 1" max x 9' 2" max (3.99m max x 2.79m max)

En-Suite

- 6' 3" max x 6' 3" max (1.91m max x 1.91m max)
- White sanitaryware & chrome taps
- Mira Minimal ERD thermostatic shower
- Mira Flight shower tray, Mira elevate silver enclosure
- Half height wall tiling to all walls with full height tiling to shower
- Shaver socket

Bedroom Two

- 11' 7" max x 9' 2" max (3.53m max x 2.79m max)

Bedroom Three

- 8' max x 10' 1" max (2.44m max x 3.07m max)

Bedroom Four

- 6' 11" max x 10' 1" max (2.11m max x 3.07m max)

Bathroom

- 6' 11" max x 6' 3" max (2.11m max x 1.91m max)
- White sanitaryware & chrome taps
- White towel rail
- Half height wall tiling to all walls
- Mira EV thermostatic shower and full height tiling (where shower cubicle present)
- Shaver socket

Specification:

ELECTRICAL

- Vehicle Charging Points
- Solar Panels (see sales for further information)
- Brushed chrome switches & sockets to kitchen dining area, with white to the rest of the house
- 1 Double USB socket in kitchen above worktop in brushed chrome
- TV and BT Sockets to lounge and master bedroom
- Low energy lighting throughout
- LED down lighters to kitchen, bathroom, en-suite & WC
- External PIR lighting to front and rear elevations

HEATING

- Gas central heating with zoned heating and smart thermostatic control
- Myson radiators with thermostatic control

WINDOWS & DOORS

- White PVCu double glazed windows/french doors
- Black composite front door with mains doorbell
- Black pre-finished steel up and over garage door (where applicable)
- Oak internal doors with chrome furniture and white painted staircase with oak handrail

DECORATION

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

SECURITY

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

EXTERNAL

- Black PVCu gutters and downpipes
- Cold water outside tap to rear of property
- Front garden graded and turfed/planted, 1.8m close boarded rear 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

About Ironbridge:

Ironbridge is a stunning riverside village in Shropshire which house the worlds first Iron Bridge making it a UNESCO heritage site. The village is set in a peaceful valley that offers several independent boutiques and restaurants.

Ironbridge Gorge is internationally renowned for its heritage, home to the world's first Iron Bridge, the birthplace of the industrial revolution, and a valley of creativity, innovation, and leadership. It's a place where some of the finest artisans' workshops, makers' studios, and authentic arts and crafts thrive. Whether you're a history enthusiast, nature lover, or simply seeking a memorable experience, Ironbridge Gorge is now officially one of the best places to stay and live in the UK.

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 walking distance, Heritage Walk is surrounded by first class tourist attractions. It's also spoilt for choice when it comes to other leisure facilities. The nearby Abraham Darby Sports and Leisure Centre has a state of the art 25metre swimming pool, as well as a sports hall and fitness studio. Or why not try the Telford Snowboard and Ski Centre or the Telford Hotel, Spa & Golf Resort?

AROUND AND ABOUT:

Easy access to the M54 motorway puts Heritage Walk within easy reach of Shrewsbury, Birmingham and beyond, whilst Telford Central Railway Station is under a mile and a half away. Attingham Park, an 18th-century estate with 200 acres of parkland and a Regency mansion, is just a short drive away and perfect for a day out. With the delightful surrounding Shropshire countryside and so much to see and do right on the doorstep, Heritage Walk is the ideal place to call home.

Agents Notes:

1. Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Please refer to working drawings for details on floor plans and these are for indicative purposes only, plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

2. All dimensions are maximum and may vary from plot to plot.







To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

Property Ref: WWH332045 - 0002

Tenure: Freehold

EPC Rating: Exempt

view this property online connells.co.uk/Property/WWH332045

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