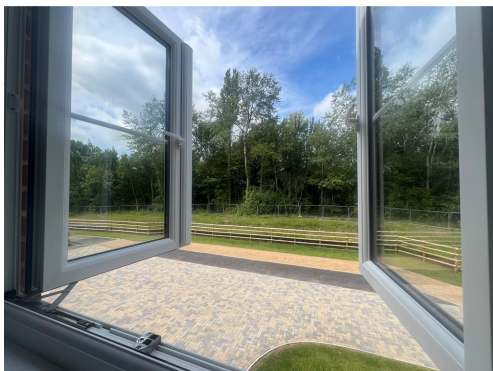




Heritage Walk Forbes Close Telford TF7 5LE

for sale
£265,000



Property Description

FIRST TIME BUYER / PACKAGE
INCENTIVES AVAILABLE - SEE AGENTS
NOTES!

925 SQFT - OPEN TO REASONABLE
OFFERS!

Contact Connells Wolverhampton to arrange a
development visit and tour of the Show Home!

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.

Agents Notes

INCENTIVES AVAILABLE ON
SELECTED PLOTS - PLEASE
CONFIRM WITH SALES
REPRESENTATIVE:

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

- PREMIUM UPGRADES AVAILABLE
AND YOUR FLOORING
THROUGHOUT.

Please confirm all incentives with a
sales representative on site - may vary
with individual plots throughout the
site.

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

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

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





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
Council Tax Band: Deleted

view this property online [connells.co.uk/Property/WVH332871](https://www.connells.co.uk/Property/WVH332871)

Tenure: Freehold



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