

for sale

£233,000



Heritage Walk Forbes Close Telford TF7 5LE

THE ABRAHAM - A perfect two bedroom home for first time buyers, downsizers looking to move to a village location and people looking for a second home to make special memories with their families. Offering spacious living with fitted kitchen, lounge, WC, bathroom, rear garden & parking!



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The Abraham

The Abraham is a 2 bedroom home featuring an lovely living room located at the rear of the home with french doors leading out to the garden, an additional cupboard for storage and extra space to accommodate a dining table. The kitchen sits at the front of the home and is equipped with Symphony soft-close units and an Hotpoint appliances. There is also a downstairs WC located off of the entrance hallway.

Upstairs there are 2 bedrooms, both are spacious and include a storage cupboard. The master bedroom is at the rear of the home and benefits from an en-suite with a shower. The second room is served by the main bathroom with includes a bath. All bathrooms are finished with white sanitaryware and chrome fixtures.

The Abraham 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.

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

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.

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



To view this property please contact Connells on

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Property Ref: WVH332931 - 0002

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: Deleted

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