



Connells

Heritage Walk Forbes Close
Ironbridge Telford

Heritage Walk Forbes Close Ironbridge Telford TF7 5LE

for sale from
£225,000



Property Description

SHOW HOMES AVAILABLE TO VIEW NOW!

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 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.

Ground Floor:

Living / Dining Room

17' 1" max x 13' 8" max extending to (5.21m max x 4.17m max extending to)

Kitchen

10' max x 6' 2" max (3.05m max x 1.88m 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

W.C

5' 11" max x 3' 1" max (1.80m max x 0.94m max)

- White sanitaryware & chrome taps
- Tiled splashback to basin

First Floor:

Bedroom One

11' 4" max x 10' 1" max (3.45m max x 3.07m max)

En-Suite

8' 1" max x 4' 3" max (2.46m max x

- 1.30m 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

9' 10" max x 13' 8" max (3.00m max x 4.17m max)

Bathroom

9' 10" max x 13' 8" max (3.00m max x 4.17m max)

- 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

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.

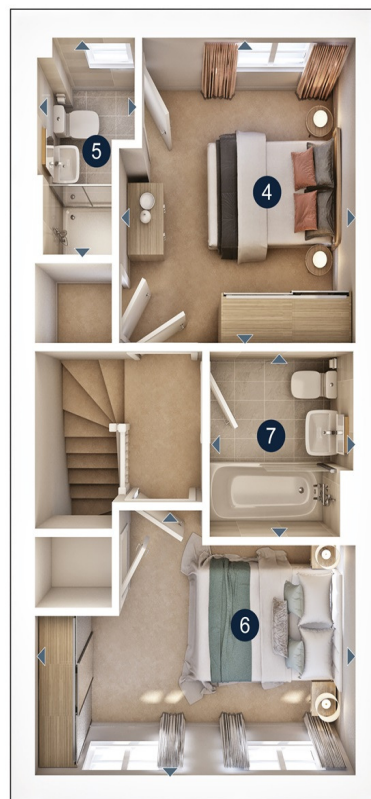
Ironbridge Gorge is internationally renowned for its heritage, home to the world's first Iron Bridge, the birthplace of the industrial revolution, and a valley of creativity, innovation, and leadership. It's a place where some of the finest artisans' workshops, makers' studios, and authentic arts and 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





GROUND FLOOR

- ① Living/Dining Room
5.19m x 4.16m (17'1" x 13'8")
- ② Kitchen
3.05m x 1.88m (10'0" x 6'2")
- ③ WC
1.80m x 0.95m (5'11" x 3'1")

FIRST FLOOR

- ④ Bedroom 1
3.45m x 3.07m (11'4" x 10'1")
- ⑤ En-Suite
2.45m x 1.30m (8'1" x 4'3")
- ⑥ Bedroom 2
2.99m x 4.16m (9'10" x 13'8")
- ⑦ Bathroom
2.10m x 1.87m (6'11" x 6'2")



To view this property please contact Connells on

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EPC Rating: Exempt
Council Tax Band: Deleted

view this property online [connells.co.uk/Property/WVH333533](https://www.connells.co.uk/Property/WVH333533)

Tenure: Freehold



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