



**Connells**

Heritage Walk Beech Road  
Ironbridge Telford



# Heritage Walk Beech Road Ironbridge Telford TF7 5LE

for sale from  
**£415,000**



## Property Description

STAMP DUTY £10,750 PAID AND YOUR ESTATE AGENTS FEES!

READY TO VIEW NOW - PART EXCHANGE AVAILABLE\*

Welcome to Heritage Walk!

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

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 Gorge:

A lovely 4 bedroom, double fronted home featuring an open plan kitchen / dining room with french doors leading to the garden. The kitchen includes Symphony soft close units as well as integrated Bosch and Hotpoint appliances. The utility room sits at the rear of the home and is connected to the kitchen / dining room. The utility includes space for appliances, a sink and external access. The spacious living room features a bay window and provides a wonderful relaxing space to unwind after a long day. The hallway is open and welcoming, providing understairs storage, a WC and includes stunning double oak doors

that lead into the kitchen / dining room. High quality oak doors are featured throughout the home.

Upstairs there are 4 good sized bedrooms. The master bedroom is at the rear of the home and includes its out en-suite with a shower. The 3 remaining bedrooms have use of the main bedroom that includes a shower and bath. All bathrooms are finished with white sanitaryware and chrome fixtures.

The Gorge also includes 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

21' 1" max x 13' max ( 6.43m max x 3.96m max )

### Kitchen

11' 10" max x 10' 7" max ( 3.61m max x 3.23m 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

9' 3" max x 10' 7" max ( 2.82m max x 3.23m max )

### Utility Room

5' 7" max x 6' 6" max ( 1.70m max x 1.98m 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' 8" max x 3' 1" max ( 2.03m max x 0.94m max )
- White sanitaryware & chrome taps
- Tiled splashback to basin

## First Floor:

### Bedroom One

- 11' 4" max x 13' 7" max ( 3.45m max x 4.14m max )

### En-Suite

- 5' 4" max x 6' 1" max ( 1.63m max x 1.85m 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' 4" max x 10' 9" max ( 3.45m max x 3.28m max )

### Bedroom Three

- 9' 5" max x 10' 9" max ( 2.87m max x 3.28m max )

### Bedroom Four

- 9' 5" max x 10' 9" max ( 2.87m max x 3.28m max )

### Bathroom

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

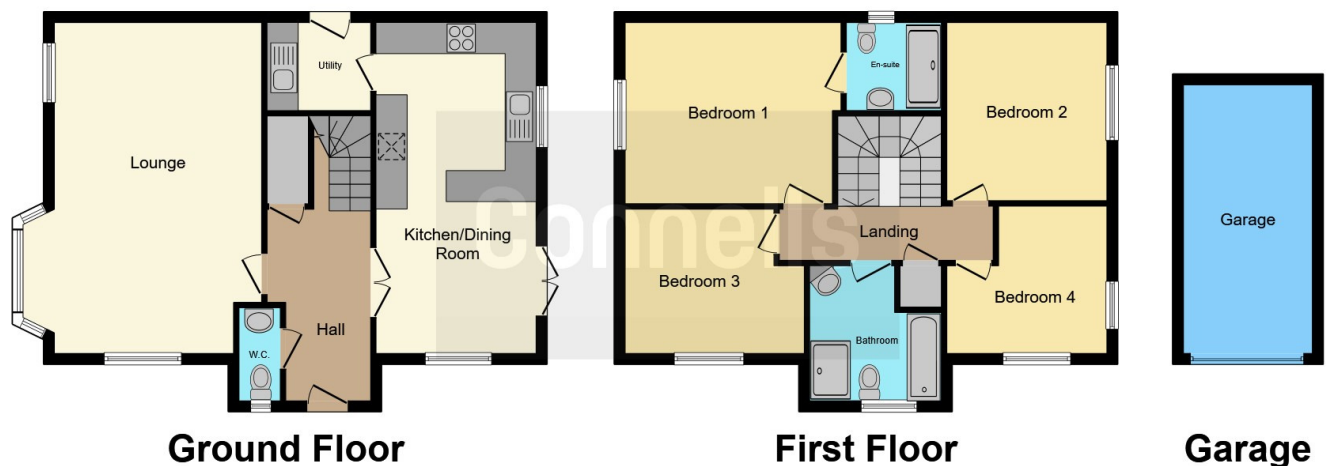
- Multi-point locking system to front/rear doors. Through door viewer and door chain
- Smoke & carbon monoxide detectors to Building Regulation requirements

## 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







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating:  
 Exempt

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Tenure: Freehold



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