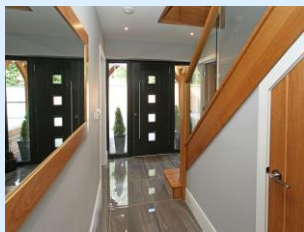


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
The Firs 54, Horton Lane, Horton, Telford, Shropshire, TF6 6DT

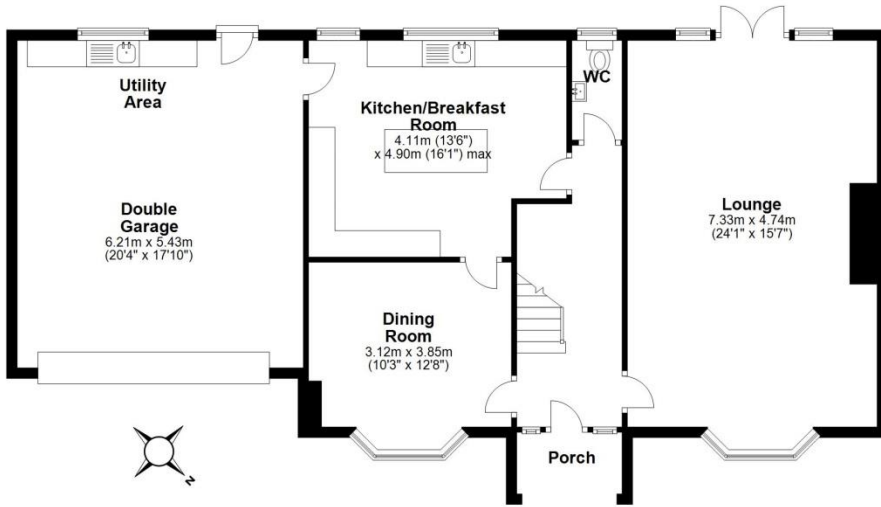


Offers in
Excess of
£700,000

A wonderfully impressive, versatile and spacious Six Bedroom Detached Executive Property with Double Garage and Gardens Providing 284.3 sq meters (3060.1 sq feet) of living accommodation. Private wall enclosed grounds, accessed via remote controlled electric gated entrance with intercom system for guest access. Situated within the desirable and much sought after village of Horton A short drive to access the historical Wellington market town with a wealth of local amenities, railway station as well as excellent local schooling including the well regarded Old Hall School and Wrekin College. Also within easy reach of the Telford Town Centre, Telford central train station and local road network connections including M54 link. Comprising : Oak timber framed entrance porch, elegantly presented spacious reception hallway, expansive lounge with bay window, feature AGA log burning stove and French doors opening onto the rear patio area, separate dining room, spacious bespoke modern kitchen/breakfast room with Neff integrated appliances, including Neff 2x single ovens, microwave, warming draw, induction hob, extractor fan, dish washer and wine fridge. Quartz work surfaces, centre isle, utility and guest cloak wc. Underfloor heating throughout the ground floor with each room having individual zone led thermostat controls, ultrafast broadband (up to 1 gig), gas central heating and Double glazing. First floor: Excellently spacious gallery landing with feature lighting, multifunctional cinema/game/bedroom of excellent size, second bedroom with en-suite shower room, further third and fourth very good sized bedrooms., family bathroom with roll top free standing bath, Jack n Jill basins and separate walk in glass screened shower. The Second floor has two spacious bedrooms and a separate shower room, ideal for many different uses, including creating separate apartment annex style living. Gated entrance, electric sectional gate door (42mm insulated) block paviour driveway, paviour pathways leading to impressively spacious porcelain patio area ideal for entertaining and relaxation. Beautifully enclosed gardens with mature boarders, trees, decorative shale areas, large lawn and large log store.

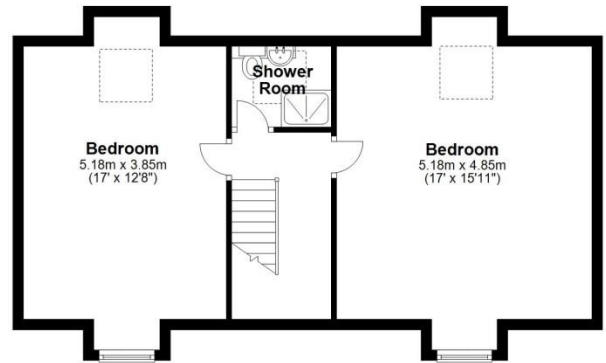
Ground Floor

Approx. 116.5 sq. metres (1253.7 sq. feet)



Second Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



First Floor

Approx. 109.1 sq. metres (1174.7 sq. feet)



Total area: approx. 284.3 sq. metres (3060.1 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band F
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.B	Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.
Viewing Arrangements	by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 07 July 2023

