

# HARWOOD

## THE ESTATE AGENT

01952 881010

### 10 William Ball Drive, Horsehay TF4 2SQ



## £ 5 9 4, 9 5 0

Located within an exclusive private development off Farm Lane in Horsehay, this impressive five-bedroom detached property sits amongst a selection of executive-style residences. Offering excellent access to major road networks, local shops, services, and amenities, it combines convenience with luxury living. The home features a welcoming entrance porch leading to a spacious hallway, a ground floor WC, a generous sitting room, and a versatile snug or study. The heart of the property is the open-plan kitchen, designed for modern family living, complemented by a practical utility room. Upstairs, the master and guest bedrooms each benefit from private en-suite shower rooms, while three further well-proportioned bedrooms share a stylish family bathroom with a separate shower. Externally, a private driveway provides ample off-road parking alongside a detached double garage. The enclosed rear garden offers a peaceful outdoor retreat, completing this exceptional executive home.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







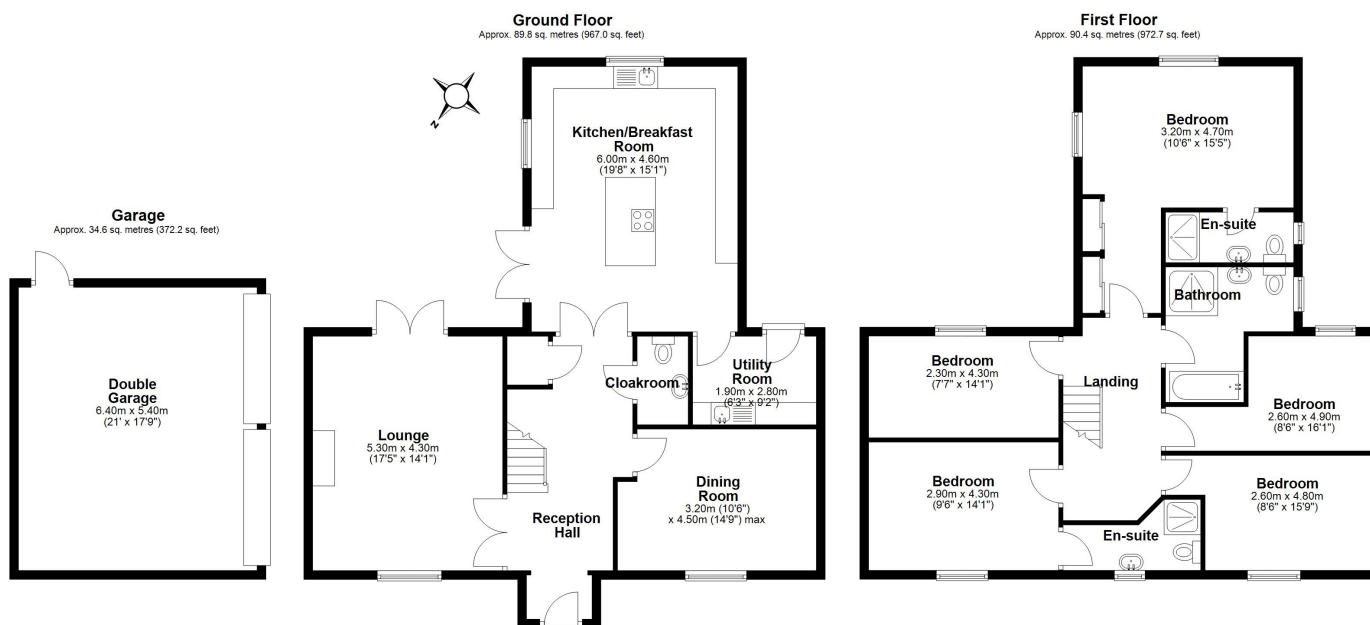












Total area: approx. 214.8 sq. metres (2311.9 sq. feet)  
10 William Ball Drive

**Tenure** Freehold **Council tax** Band G

**Annual estate charge** £407.31

#### **Fixtures & Fittings**

Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. 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 : 27th February 2025