

# 1 Fenn Way, Buildwas TF8 7DA



## £ 2 8 5, 0 0 0    r e g i o n

Located next to the picturesque Buildwas Church and built to a very high spec, this lovely family home has just been completed and is turn-key ready for its first owners. The accommodation includes entrance hallway with cloakroom, a spacious open plan kitchen/diner with all white goods included and lounge. There is oak flooring on the ground floor. Two well proportioned bedrooms are located on the first floor plus a stylish family bathroom. The property is served by an air source heat pump and benefits from underfloor heating. There is a 10 year ICW building warranty in place. Externally there is parking for two vehicles, and an enclosed garden with patio areas for outside dining/relaxing and a lawns. There a lovely views from the property towards the River Severn and the area offers easy access to historic Ironbridge and medieval Shrewsbury.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

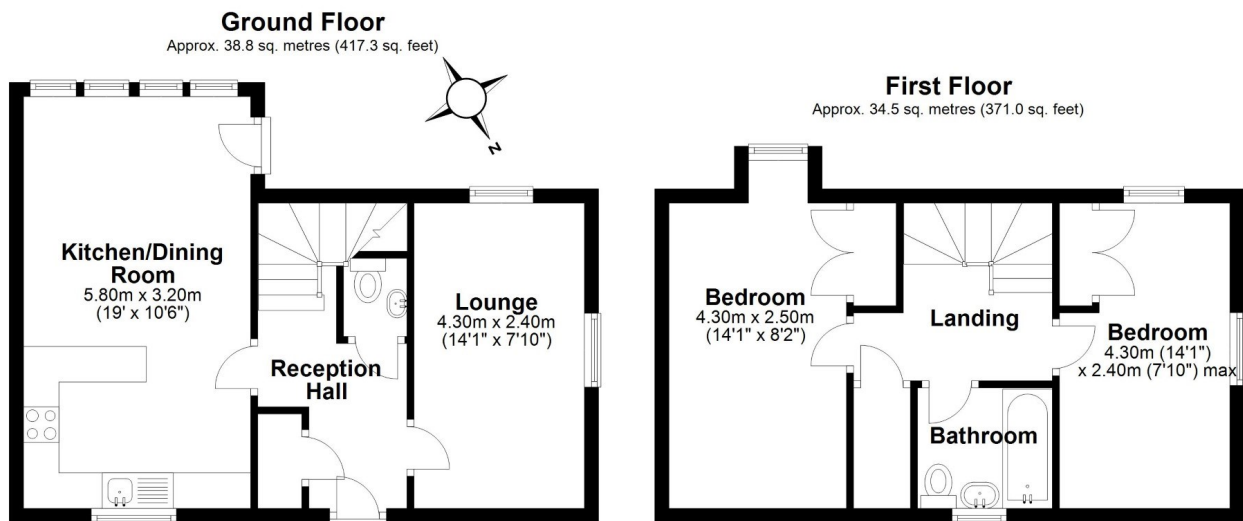












**Plot 3**

**Tenure Freehold**

**Council tax Band TBC**

**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 : 3rd August 2023