



SAMUEL WOOD

5 Horsehay Court, Horsehay, Telford, Shropshire, TF4 3PU

Offers In The Region Of £375,000



5 Horsehay Court

Horsehay, Telford, Shropshire, TF4 3PU



- Versatile and Unique Property
- Roof Garden enjoying views towards Buildwas
- Spacious Living Dining
- Allocated Parking
- Excellent Road Links
- Former Ironworks converted ten years ago
- Four Bedrooms & Three Bathrooms
- Kitchen with Separate Utility
- A short distance to Ironbridge Gorge
- EPC Rating D

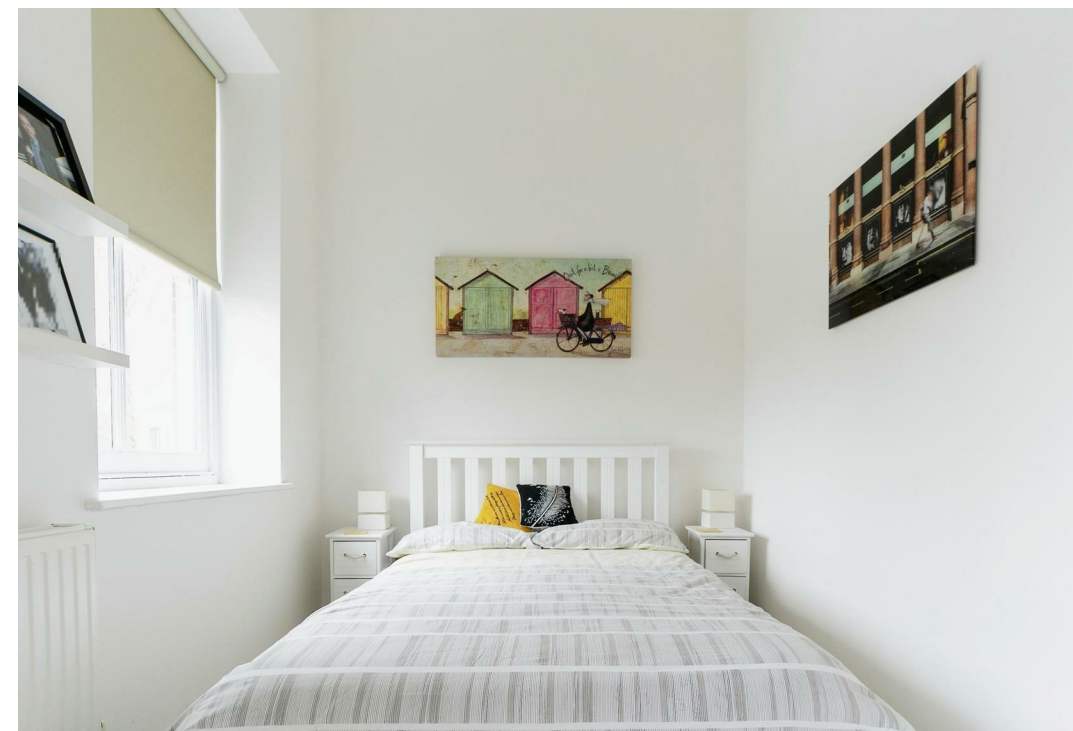
5 Horsehay Court is a unique property situated on the west side of Telford, approximately 2.5 miles from the town centre. Formerly known as the Horsehay Ironworks, this building was converted approximately ten years ago into a spacious and versatile residential property. The property offers a blend of historical character and modern living, making it an attractive option for those seeking a distinctive home with convenient access to amenities, transport links and the heritage site at Ironbridge Gorge with cafes, museums and riverside pubs. Viewing is highly recommended by the selling agent.

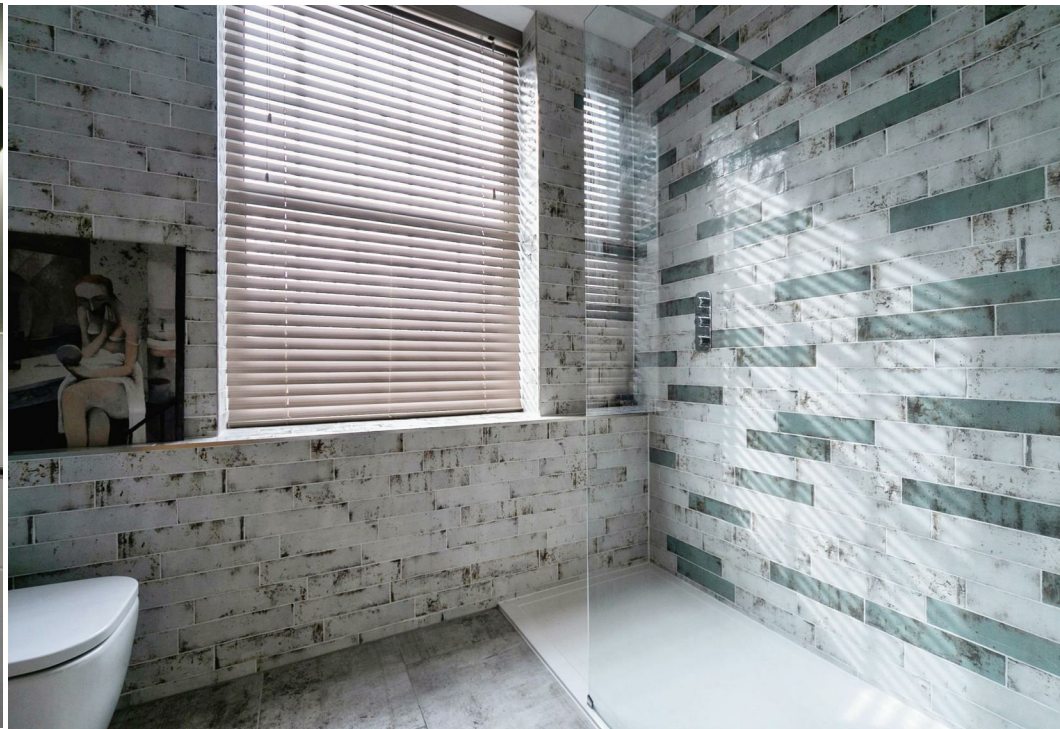
This unique presents a captivating blend of contemporary design and practical living spaces. The ground floor welcomes you with an inviting open-plan layout, seamlessly combining the living and dining areas, ideal for both relaxation and entertaining. Adjacent to this space is the modern breakfast kitchen, equipped with all the necessary amenities for culinary enthusiasts with a separate utility area to add convenience, a ground floor shower room enhances functionality to this floor. The inner hallway provides access to two versatile rooms, suitable for use as bedrooms or a study, catering to various lifestyle needs.

Ascending the stairs, elegant oak and glass banisters lead to the first-floor gallery landing, offering a sense of spaciousness and sophistication. Here, you'll find the family bathroom, master bedroom complete with an ensuite and a fourth bedroom providing additional accommodation options. Notably, the highlight of the first floor is the access to a impressive roof terrace, providing an area to enjoy outdoor space, aspects and sunsets - ideal for outdoor gatherings and al fresco dining.

Outside, the property offers practicality and convenience with two allocated car parking spaces and a paved terrace to the front. The communal landscapes, currently undergoing enhancements, promise to further enhance the overall appeal of this and the neighbouring properties, adding to the charm of its surroundings.







Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 13 Mbps, Superfast 80 Mbps & Ultrafast 330 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

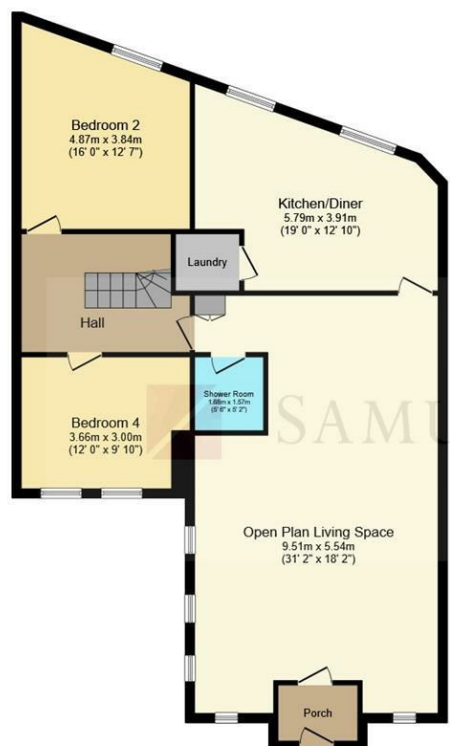
Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

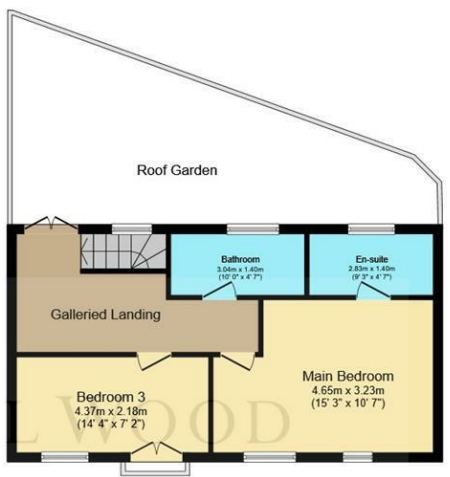






Ground Floor

Floor area 120 sq.m. (1,291 sq.ft.)



First Floor

Floor area 48.1 sq.m. (417 sq.ft.)

TOTAL: 168.1 sq.m. (1,809sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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