



**Connells**

Heritage Walk Forbes Close  
Telford



## Property Description

STAMP DUTY PAID £13,750 - HOME MOVER? PART EXCHANGE AVAILABLE!

READY TO VIEW NOW!

THE MADELEY - A showstopping 4 bedroom home featuring an open plan kitchen / dining room that sits at the front of the home with a bay window. Separate living room with french doors to garden, master bedroom with dressing area and en-suite, 2 en-suite bathrooms, energy saving benefits including solar panels, garage and parking.

Welcome to Heritage Walk!

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 Madeley:

A showstopping 4 bedroom home featuring an open plan kitchen / dining room that sits at the front of the home with a bay window. The kitchen includes Symphony soft close units as well as integrated Bosch and Hotpoint appliances. The home has a separate living room to the rear of the property with another bay window feature and includes french doors that open out onto the garden. At the front of

the home there also sits another room which can be used as a study or snug. A utility room adjoins the kitchen / dining room which includes space for appliances, a sink and external access to the rear garden. The entrance to the home is spacious and inviting with double oak doors opening into the kitchen / dining room, additional understairs storage and a WC. High quality oak doors are featured throughout the home.

Upstairs the Madeley provides 4 bedrooms, the master has a dressing area that flows through to the main bedroom and also includes a en-suite with a shower. The second bedroom also has its own en-suite with a shower. The 2 remaining bedrooms are accommodated by the main bathroom along the landing, which includes a shower and a bath. All bathrooms are finished with white sanitaryware and chrome fixtures.

The Madeley 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

17' 3" max x 11' 10" max ( 5.26m max x 3.61m max )

### Kitchen

11' 4" max x 10' 6" max ( 3.45m max x 3.20m 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' max x 12' max ( 2.74m max x 3.66m max )

### Utility Room

6' 3" max x 6' 3" max ( 1.91m max x 1.91m 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)

### Office

13' 7" max x 7' 11" max ( 4.14m max x 2.41m max )

### W.C

5' 11" max x 3' 1" max ( 1.80m max x 0.94m max )

- White sanitaryware & chrome taps
- Tiled splashback to basin

### First Floor:

### Bedroom One

10' 9" max x 11' 10" max ( 3.28m max x 3.61m max )

### Dressing Area

7' 1" max x 5' 8" max ( 2.16m max x 1.73m max )

### En-Suite

7' 1" max x 4' 11" max ( 2.16m max x 1.50m 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

9' 3" max x 14' 8" max ( 2.82m max x 4.47m max )

### En-Suite

5' 11" max x 5' 3" max ( 1.80m max x 1.60m 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 Three

10' 10" max x 10' 11" max ( 3.30m max x 3.33m max )

### Bedroom Four

13' max x 7' 11" max ( 3.96m max x 2.41m max )

### Bathroom

7' 1" max x 8' 6" max ( 2.16m max x 2.59m 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





**Ground Floor**



**First Floor**

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EPC Rating:  
 Exempt

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Tenure: Freehold



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