



**Connells**

Heritage Walk Forbes Close  
Telford

# Heritage Walk Forbes Close Telford TF7 5LE

for sale from  
**£300,000**



## Property Description

Welcome to Heritage Walk! Call Connells to arrange a visit and tour of the Show Home.

### PLOT 73

Upgraded porcelain worktops!  
Amtico luxury flooring and carpets throughout!  
Garden turf and ready to enjoy for summer!  
Sought after position on development!  
Ready to view and reserve now!

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 Severn

The Severn is a 3 bedroom home with a unique layout featuring an open plan kitchen / dining room that includes french doors to a turfed rear garden. The kitchen is equipped with Symphony soft-close units and an Hotpoint double oven, hob and cooker hood. The home includes a dual aspect living room with a bay window and its own set of french doors to the rear garden. The hallway includes additional downstairs storage and a WC. A large driveway with space for 2 cars sits to the side of this stunning corner plot.

Upstairs has 3 bedrooms, the master bedroom

benefits from an en-suite with a large shower enclosure and shower. The 2 remaining bedrooms share the main bathroom which includes a bath. All bathrooms are finished with white sanitaryware and chrome fixtures.

The Severn also includes many additional energy saving benefits making everyday life easier. These benefits include solar panels, EV car charging point located next to the driveway and low energy lighting throughout.

## Plot 73 Upgrades

Upgraded porcelain worktops  
Amtico luxury flooring and carpets throughout  
Garden turf and ready to enjoy for summer

## Ground Floor

Ground Floor:

Living Room

19' 6" max x 9' 10" max ( 5.94m max x 3.00m max )

Kitchen

10' max x 10' 2" max ( 3.05m max x 3.10m max )

- Symphony fitted kitchen with soft close hinges and drawers
- Worktop upstand
- Stainless steel splashback behind hob
- Hotpoint stainless steel single oven to the Abraham
- Hotpoint stainless steel double oven to the Blists, Darby & Severn
- Hotpoint 60cm gas hob
- 60cm chimney extractor hood
- 60cm space for fridge/freezer
- 60cm space with plumbing for



washing machine

- Removable kitchen unit with plumbing for dishwasher
- Franke Antea stainless steel 1 1.2 bowl sink with Zeno Plus mixer tap

Dining Area

7' 8" max x 14' 5" max ( 2.34m max x 4.39m max )

W.C

7' 8" max x 3' 5" max ( 2.34m max x 1.04m max )

- White sanitaryware & chrome taps
- Tiled splashback to basin

## First Floor

First Floor:

Bedroom One

11' 2" max x 10' 2" max ( 3.40m max x 3.10m max )

En-Suite

6' 3" max x 5' 4" max ( 1.91m max x 1.63m max )

- White sanitaryware & chrome taps
- Mira Minimal EV thermostatic shower
- Mira Flight shower tray and Mira Elevate silver enclosure
- Tiled splashback to basin with full height tiling to shower
- Shaver socket

Bedroom Two

8' 8" max x 15' 6" max ( 2.64m max x 4.72m max )

Bedroom Three

8' 8" max x 8' 8" max ( 2.64m max x 2.64m max )

Bathroom

7' 2" max x 9' 1" max ( 2.18m max x 2.77m max )

- White sanitaryware & chrome taps
- Tiled splash back to basin, half height tiling to bath
- Shaver socket

## Specification

HEATING

- Gas central heating
- Zoned heating with thermostatic control
- Myson radiators with thermostatic control

ELECTRICAL

- Vehicle Charging Points
- Solar Panels (see sales for further information)
- White electrical switches and sockets
- 1 Double USB socket in kitchen above worktop
- TV and BT Sockets to lounge and master bedroom
- Low energy lighting
- Mains door bell
- External PIR lighting to front and rear elevations

WINDOWS & DOORS

- White PVCu double glazed windows/french doors (where specified)
- Black composite front door
- Black pre-finished steel up and over garage door (where applicable)
- White painted 5 panel vertical internal doors
- Chrome internal door furniture
- White painted softwood staircase

DECORATION

- White emulsion to all walls & ceilings & white painted woodwork

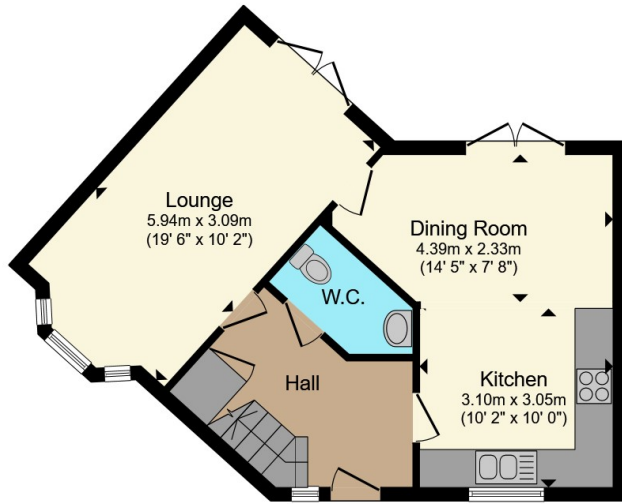
SECURITY

- Multi-point locking system to front/rear doors
- Smoke detectors to Building Regulation requirements
- Carbon monoxide detectors to Building Regulation requirements
- Through door viewer and door chain

EXTERNAL

- Black PVCu gutters and downpipes
- Front garden graded and turfed/planted
- Rear fencing - 1.8m close boarded fencing (where applicable)
- Grey Riven paths and paving as indicated on site layout
- Tarmac or block paved access drive/hardstanding as indicated on site layout





**Ground Floor**



**First Floor**

Total floor area 89.7 m<sup>2</sup> (965 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01902 710 170**

**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: Exempt  
Council Tax Band: Deleted

**view this property online [connells.co.uk/Property/WVH335104](http://connells.co.uk/Property/WVH335104)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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