



2 The Court, Sutton Hill, Telford, TF7 4EU

BERRIMAN  
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## 2 The Court, Sutton Hill, Telford, TF7 4EU

A stunning and spacious home designed in this unique Mediterranean style, close to Telford Spa, Hotel and Golf Course. Within this quiet and exclusive cul-de-sac, the detached four bedroom property provides a wonderful living space with balcony's, sun loggia and conservatory. **VIEWING HIGHLY RECOMMENDED. NO ONWARD CHAIN.**  
Telford town centre - 5 miles, Ironbridge - 4 miles, Much Wenlock - 8.6 miles, Shrewsbury - 20.7 miles, Bridgnorth - 9.3 miles, Kidderminster - 21.9 miles, Wolverhampton - 17.4 miles. (All distances are approximate).

### LOCATION

Located on the fringes of Telford town centre, Great Hay enjoys a desirable position bordering the Telford Golf and Spa Hotel. The historic towns of Ironbridge and Coalport are both part of a UNESCO World Heritage Site and are also close by. The Court forms part of an exclusive, small development of Mediterranean-style homes, offering a peaceful setting while remaining within easy reach of local amenities.

### ACCOMMODATION

On approaching the property, double front doors open into an entrance hall, with a further glazed door leading through to the main reception hall. A turning staircase rises to the first floor and incorporates an understairs storage cupboard along with access to the cloakroom/WC. Double doors open into the formal dining room, which features sliding patio doors opening onto an enclosed front patio and a convenient serving hatch to the kitchen. Further double doors lead into the living room, which benefits from two sets of sliding patio doors opening onto a covered front Loggia, a feature gas fire, and a window to the side elevation. From the living room double doors open into an adjoining sitting room or home office with a window overlooking the rear garden, which in turn leads through to an adjoining conservatory overlooking the garden and benefits from underfloor heating. The breakfast kitchen is fitted with a range of matching base and wall units with worktops over and incorporates an inset sink unit. Built-in appliances include a fridge freezer, dishwasher, washing machine, double oven and grill, and a gas hob with extractor hood above. A cupboard houses the gas central heating boiler, and a rear door provides access to the garden.

From the reception hall, a turning staircase rises to the first floor landing, which features a large window providing an abundance of natural light and views over the rear garden. The landing also offers access to the loft and an airing cupboard housing the hot water tank. The principal double bedroom benefits from fitted mirrored double wardrobes, sliding patio doors opening onto the front balcony, and a further door providing access to a rear balcony. This bedroom is served by a private en-suite bathroom featuring underfloor heating, a heated towel rail, and a modern white suite comprising a WC, twin wash hand basins set within vanity units, and a bath with shower over.

There are three additional bedrooms, all of which enjoy access onto the front balcony. The fourth double bedroom is fitted with two wardrobes and a dressing table together with sliding patio doors opening into an adjoining sun room overlooking the front elevation providing a versatile space, together with access to the front balcony.

### OUTSIDE

Located within this exclusive cul-de-sac, a block paved driveway provides off road parking to the front, bordered by established shrub planting and offering access to the double garage.

The rear garden has been beautifully landscaped and features a paved patio terrace edged with raised planted borders and steps leading up to a further low maintenance terrace. The garden is enhanced by shaped beds and borders planted with a variety of ornamental shrubs and trees and is enclosed by a well maintained hedge boundary. Additional features include a pond and an Indian summer house, ideal for alfresco dining and outdoor entertaining.

### SERVICES

We are advised by our client that all main services are connected. Verification should be obtained by your surveyor.

### COUNCIL TAX

Telford & Wrekin council.  
Tax Band. F.  
[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

### TENURE

We are advised the property is FREEHOLD. Verification should be obtained by your solicitor.

### VIEWING ARRANGEMENTS

Viewings strictly by appointment only. Please contact our BRIDGNORTH OFFICE to arrange.

### DIRECTIONS

Leaving Bridgnorth on the A442 towards Telford. At Sutton Maddock roundabout take the first exit keeping on the A442. At the Brockton roundabout take the first exit onto Sutton Hill then left again onto Sutton Way. Take a left turn sign posted Telford Golf and Spa Hotel onto Great Hay Drive. Then take the second right into The Court.

#### Tettenhall Office

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#### Lettings Office

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

#### Bridgnorth Office

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#### Wombourne Office

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Offers Around  
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EPC: D

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 2 THE COURT SUTTON HILL, TELFORD

HOUSE: 158.6sq.m. 1,706.9sq.ft.

GARAGE: 29.3sq.m. 315.7sq.ft.

**TOTAL: 187.9sq.m. 2,022.6sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



