



Connells

Heritage Walk Beech Road
Ironbridge Telford

Heritage Walk Beech Road Ironbridge Telford TF7 5LE

for sale offers in the region of
£375,000



Property Description

10k DEPOSIT CONTRIBUTION PLOT 74 /
FLOORING PACKAGE & LEGAL FEES PAID
PLOT 77

READY TO VIEW NOW!

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 Farnoll:

A 4 bedroom home featuring a open plan kitchen / dining room with french doors leading to the garden and an adjoining utility with space for appliances as well as a external door. The kitchen includes Symphony soft close units as well as integrated Bosch and Hotpoint appliances. A spacious separate living room sits at the front of the home and boasts the additional design feature of a bay window. The hall benefits from additional understairs storage and a WC. The Farnoll also has high quality oak doors which are featured throughout.

Upstairs has 4 bedrooms, the master sits at the front of the home and includes an en-suite with shower as well as built in wardrobe. The

main bathroom includes a bath and accommodates the 3 remaining bedrooms. All bathrooms are finished with white sanitaryware and chrome fixtures.

The Farnoll 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, low energy lighting and smart heating with thermostatic control.

Ground Floor:

Living Room

19' 8" max x 10' 10" max (5.99m max x 3.30m max)

Kitchen

10' 11" max x 11' max (3.33m max x 3.35m 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

8' 11" max x 8' 7" max (2.72m max x 2.62m max)

Utility Room

5' 7" max x 4' 6" max (1.70m max x 1.37m 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)

W.C

6' 11" max x 3' 5" max (2.11m max x 1.04m max)
- White sanitaryware & chrome taps
- Tiled splashback to basin

First Floor:

Bedroom One

13' 1" max x 9' 2" max (3.99m max x 2.79m max)

En-Suite

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

11' 7" max x 9' 2" max (3.53m max x 2.79m max)

Bedroom Three

8' max x 10' 1" max (2.44m max x 3.07m max)

Bedroom Four

6' 11" max x 10' 1" max (2.11m max x 3.07m max)

Bathroom

6' 11" max x 6' 3" max (2.11m max x 1.91m 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 doors
- Black composite front door with mains doorbell
- Black pre-finished steel up and over garage door (where applicable)
- Oak internal doors with chrome furniture and white painted staircase with oak handrail

DECORATION

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

SECURITY

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

EXTERNAL

- Black PVCu gutters and downpipes
- Cold water outside tap to rear of property
- Front garden graded and turfed/planted, 1.8m close boarded rear 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

About Ironbridge:

Ironbridge is a stunning riverside village in Shropshire which house the worlds first Iron Bridge making it a UNESCO heritage site.





GROUND FLOOR

- ① Living Room
5.97m x 3.30m (19'8" x 10'10")
- ② Kitchen
3.32m x 3.35m (10'11" x 11'0")
- ③ Dining Area
2.72m x 2.61m (8'11" x 8'7")
- ④ Utility Room
1.70m x 1.36m (5'7" x 4'6")
- ⑤ WC
2.10m x 1.05m (6'11" x 3'5")

FIRST FLOOR

- ⑥ Bedroom 1
3.97m x 2.80m (13'1" x 9'2")
- ⑦ En-Suite
1.90m x 1.90m (6'3" x 6'3")
- ⑧ Bedroom 2
3.53m x 2.80m (11'7" x 9'2")
- ⑨ Bedroom 3
2.43m x 3.08m (8'0" x 10'1")
- ⑩ Bedroom 4
2.10m x 3.08m (6'11" x 10'1")
- ⑪ Bathroom
2.10m x 1.90m (6'11" x 6'3")



To view this property please contact Connells on

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EPC Rating:
Exempt

view this property online [connells.co.uk/Property/WVH334188](https://www.connells.co.uk/Property/WVH334188)

Tenure: Freehold



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