

HARWOOD

THE ESTATE AGENT

01952 881010

87 Suffolk Way, Horsehay TF4 3UL



£ 2 6 5, 0 0 0 region

A well-presented family home offering versatile accommodation across two floors, with garage and garden.

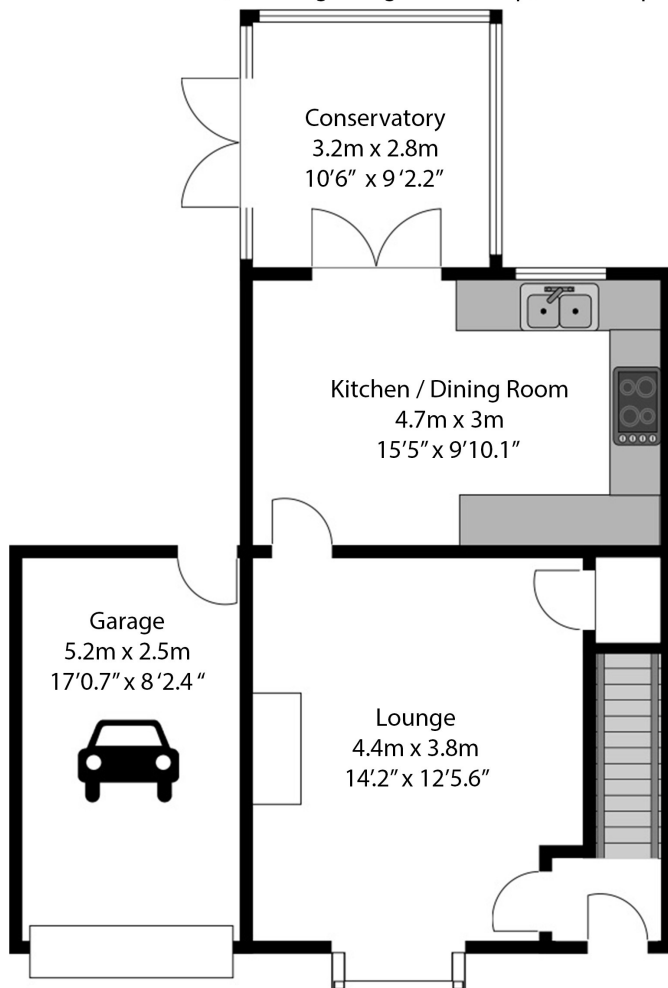
This attractive property enjoys a pleasant setting and features a neatly landscaped rear garden with patio area, perfect for outdoor entertaining. The garden is fully enclosed, offering privacy and security for families and pets alike. To the front, there is driveway parking and a single garage, providing practical storage and off-road convenience. Internally, the layout includes a spacious lounge with lovely wooded outlook, a bright kitchen/dining room, and a conservatory overlooking the garden. Upstairs, there are three bedrooms and a modern shower room, making it ideal for growing families or those seeking flexible living space. The property has benefited from various improvements over the last few years and would make a lovely home. Local schools and amenities are within easy reach, and both Telford town centre and the motorway network can be accessed in under ten minutes, making this a superb location for commuters.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

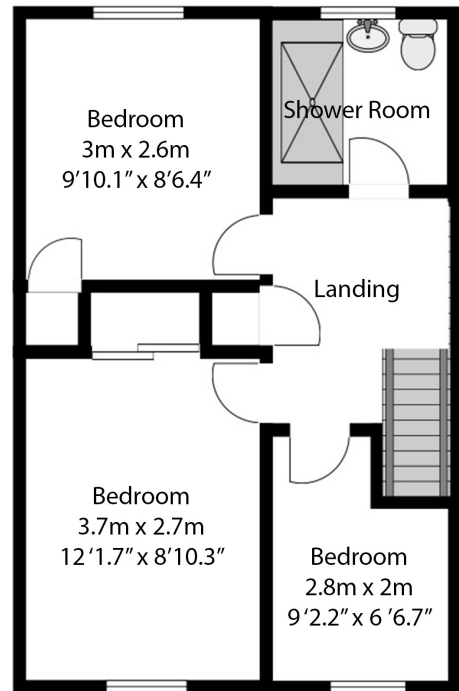




Ground Floor (including Garage: 54.7m.sq (588.786 sq.ft)



First Floor: 35.7sq.m (384.272 sq.ft)



Tenure Freehold **Council tax** Band C

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 19th January 2026