

for sale

from **£238,000** Freehold



Heritage Walk Forbes Close Ironbridge Telford TF7 5LE

THE ABRAHAM - A two bedroom home with driveway. A perfect home for first time buyers, downsizers looking to move to a village location and people looking for a second home to make special memories with their families. Show homes are available to view now!



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Property Details

Ground Floor

Living / Dining Room 17' 1" max x 13' 8" max extending to (5.21m max x 4.17m max extending to)

- Kitchen 10' max x 6' 2" max (3.05m max x 1.88m 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

- 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 11' 4" max x 10' 1" max (3.45m max x 3.07m max)

- En-Suite 8' 1" max x 4' 3" max (2.46m max x 1.30m 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 9' 10" max x 13' 8" max (3.00m max x 4.17m max)

- Bathroom 9' 10" max x 13' 8" max (3.00m max x 4.17m 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

Agents Note

1. Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Please refer to working drawings for details on floor plans and these are for indicative purposes only, plans and window positions may vary from plot to plot. This is because we operate a policy of continuous



improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

2. All dimensions are maximum and may vary from plot to plot.



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

Property Ref: WVH336537 - 0002

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: Deleted

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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