



**Connells**

Heritage Walk Beech Road  
Telford



# Heritage Walk Beech Road Telford TF7 5LE

for sale offers in the region of  
**£285,000**



## Property Description

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 Blists:

A 3 bedroom home featuring an open plan kitchen / dining room to the rear of the home with french doors opening out to the garden. The kitchen is equipped with Symphony soft-close units and an Hotpoint double oven, hob and cooker hood. The living room is spacious and includes the added feature of a bay window. The living room also boasts addition understairs storage and a WC is located off of the home entrance way.

Upstairs there are 3 bedrooms, the master bedroom benefits from an en-suite with shower and sits at the rear of the home. The 2 remaining bedrooms are accommodated by the main bathroom with includes a bath. All bathrooms are finished with white sanitaryware and chrome fixtures.

The Blists 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.

## Ground Floor:

### Living Room

15' 5" max x 11' 6" max ( 4.70m max x 3.51m max )

### Kitchen / Dining

13' 6" max x 15' 7" max ( 4.11m max x 4.75m 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

4' 11" max x 3' 9" max ( 1.50m max x 1.14m max )

- White sanitaryware & chrome taps
- Tiled splashback to basin

## First Floor:

### Bedroom One

11' 6" max x 10' 4" max ( 3.51m max x 3.15m max )

### En-Suite

8' 8" max x 4' 11" max ( 2.64m max x 1.50m 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

13' max x 8' 5" max ( 3.96m max x 2.57m max )

## Bedroom Three

7' 7" max x 8' 1" max ( 2.31m max x 2.46m max )

## Bathroom

6' 11" max x 6' 3" max ( 2.11m max x 1.91m 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

## About Ironbridge:

Ironbridge is a stunning riverside village in Shropshire which house the worlds first Iron Bridge making it a UNESCO heritage site. The village is set in a peaceful valley that offers several independent boutiques and restaurants.

Ironbridge Gorge is internationally renowned for its heritage, home to the world's first Iron Bridge, the birthplace of the industrial revolution, and a valley of creativity, innovation, and leadership. It's a place where some of the finest artisans' workshops, makers' studios, and authentic arts and crafts thrive. Whether you're a history enthusiast, nature lover, or simply seeking a memorable experience, Ironbridge Gorge is now officially one of the best places to stay and live in the UK.

## The Local Area:

### EDUCATION:

Heritage Walk is within walking distance of both the Woodlands Primary and Nursery School, for children from 3 to 11 and the Haberdashers' Abraham Darby Academy, which caters for children from 11 to 18. It is also within the catchment area of Coalbrookdale and Ironbridge C of E Primary School. Telford College, which offers a wide range of university-level courses, is







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.focalagent.com](http://www.focalagent.com)

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EPC Rating:  
 Exempt

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Tenure: Freehold



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