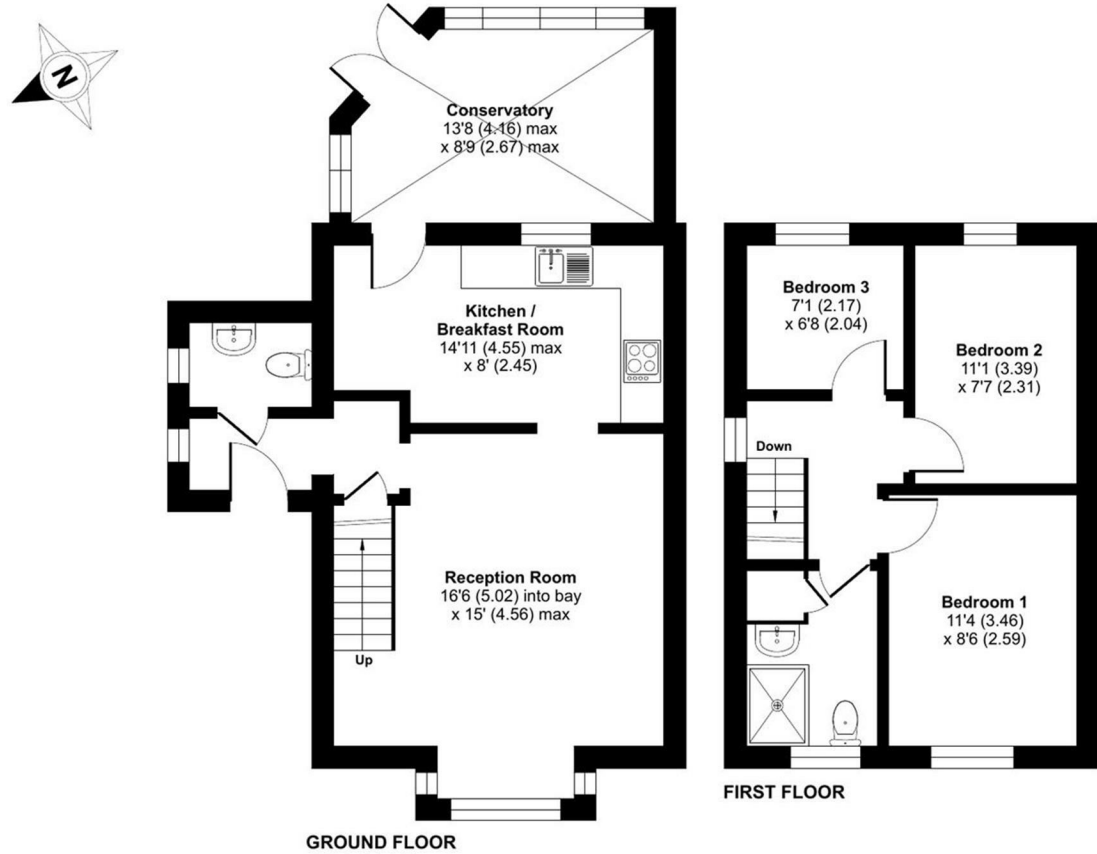


FOR SALE



8 Goldney Court, Horsehay, Telford, TF4 3UH

Approximate Area = 864 sq ft / 80.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1454143



FOR SALE

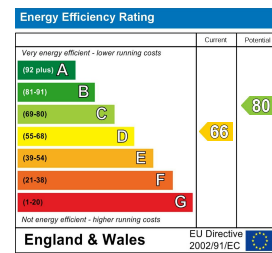
Offers in the region of £239,950

8 Goldney Court, Horsehay, Telford, TF4 3UH

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A fantastic opportunity to own a well-presented, three-bedroom end-of-terrace home with versatile living space and a beautifully landscaped garden to enjoy year-round.

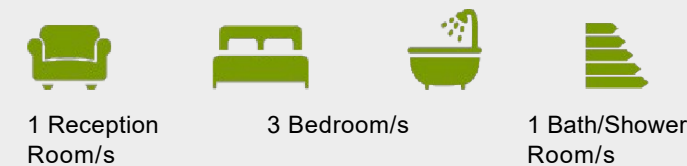


01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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- Landscaped Rear Garden
- Two Allocated Parking Spaces
- Close to Amenities
- Ground Floor W.C.
- Conservatory
- Well-Presented

Upstairs, the property offers three bedrooms, including two well-proportioned doubles, with the main bedroom benefiting from fitted wardrobes. The third bedroom is a single, ideal for use as a child's room, dressing room, or home office. The bathroom has been converted into a wet room, fitted with a shower, WC, and hand wash basin. The loft space is partially boarded with loft ladder and light.

Externally, the property features an extensive, newly landscaped rear garden, complete with a water feature, decked seating area, and mature shrubbery—providing an excellent space for outdoor relaxation and entertaining. Additional benefits include a CCTV Ring Doorbell, 2 double outside power points, an external tap, a shed, and two allocated parking spaces to the rear.

LOCATION

Set within the popular and well-established community of Horsehay, the property is ideally positioned for access to a range of local amenities, including shops, schools and leisure facilities. The area offers excellent transport links, with convenient routes into Telford Town Centre, Lawley and the wider Shropshire area, as well as nearby woodland walks and green spaces perfect for families and dog owners. Horsehay is known for its peaceful residential feel while still being close to everything you need, making it a highly desirable location for a variety of buyers.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

RECEPTION ROOM
16'6 x 15

KITCHEN/BREAKFAST ROOM
14'11 x 8

CONSERVATORY
13'8 x 8'9

FIRST FLOOR

LANDING

BEDROOM ONE
11'4 x 8'6

BEDROOM TWO
11'1 x 7'7

BEDROOM THREE
7'1 x 6'8

BATHROOM

EXTERNAL

GARDEN

TWO ALLOCATED PARKING SPACES

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band: B

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.