HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

4 Pool Hill Road, Horsehay, Telford, Shropshire, TF4 3AU











£285,000

Pool Hill Road, Horsehay, Telford, TF4 3AU

Asking price of £285,000

Located in the highly sought-after village of Horsehay, this spacious and well-maintained three-bedroom semi-detached family home offers versatile accommodation, a generous rear garden and excellent off-road parking, all within easy reach of local amenities, woodland walks and the historic Ironbridge Gorge. Occupying a generous plot, the property provides well-proportioned living accommodation extending to approximately 1,171 sq.ft. (108.8 sq.m.) including an integrated garage.

The accommodation briefly comprises a welcoming spacious lounge with feature fireplace, separate dining area, conservatory overlooking the rear garden, fitted kitchen/breakfast room, ground floor shower room and an integral garage offering further storage or potential for conversion subject to any necessary consents. To the first floor are three bedrooms and a family bathroom. The principal bedroom is a particularly good-sized double room, whilst the remaining bedrooms offer flexible space for family living, guests or home working.

One of the standout features of this property is the beautifully maintained rear garden. Predominantly laid to lawn with well-stocked borders, mature planting and paved seating areas, the garden provides an attractive and private space for relaxing and entertaining. To the front, a large block-paved driveway provides ample off-road parking for a number of vehicles and leads to the integral garage. Side access then leads to the rear garden area. Horsehay remains one of Telford's most desirable residential locations, enjoying excellent access to the nearby amenities whilst also benefiting from picturesque countryside walks, historic attractions and convenient commuter links.

Early viewing is highly recommended.

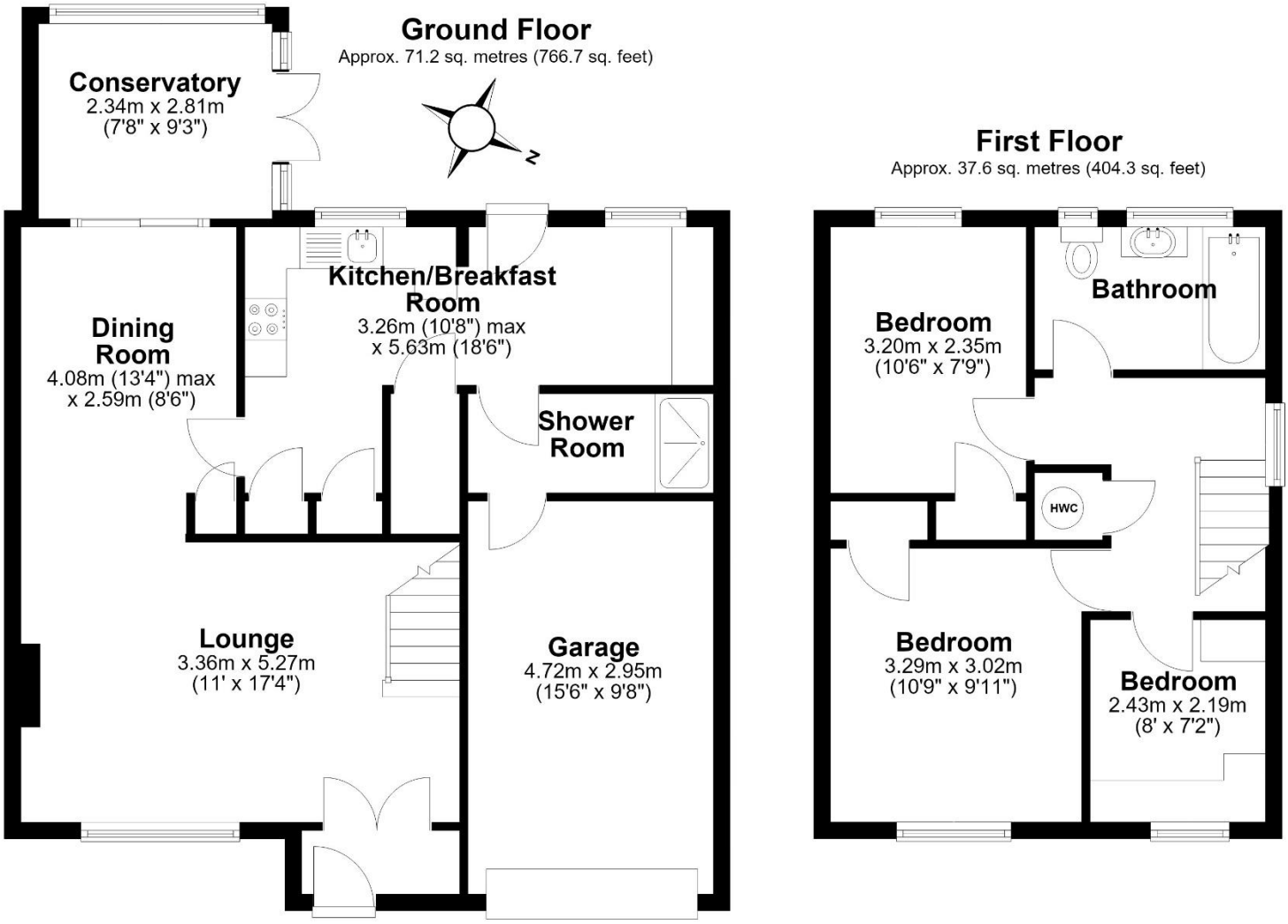
Sales
01952 641111

email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

Lettings
01952 505505

Dean Millington Buisness Owner Harwood The Estate Agents (Wellington)



Total area: approx. 108.8 sq. metres (1171.1 sq. feet)

Tenure	**We are advised by the vendor that the property is 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 any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.**
Viewing Arrangements	**by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.**

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 02 November 2026

The Property Ombudsman
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