



Connells

Heritage Walk Beech Road
Ironbridge Telford

Heritage Walk Beech Road Ironbridge Telford TF7 5LE

for sale offers in the region of
£279,000



Property Description

Welcome to Heritage Walk!

PLOT 39 - THE BLISTS - SHOW HOME
VIEWINGS ARE AVAILABLE ON SITE

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.

Property Info

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

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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

To view this property please contact Connells on

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81-83 Darlington Street
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EPC Rating: Exempt
 Council Tax Band: Deleted

view this property online connells.co.uk/Property/WVH336397



Tenure: Freehold



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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