



Helping *you* move



11 Skelton Close, Horsehay

A lovely mid Terraced Three Bedroom House providing spacious open plan ground floor living with lovely green aspect to the front. Convenient for the neighbourhood amenities within the local area.

Offers in the Region of

£224,900

11 Skelton Close, Horsehay, Telford, TF4 3GQ.

Overview

- Mid Terraced House
- Well presented throughout
- Lounge / Kitchen / Diner
- Cloakroom
- Main Bedroom with En-suite
- Two further Bedrooms
- Bathroom
- Rear Garden
- Two allocated parking spaces
- One visitor parking space
- Gas CH, Double Glazing
- EPC B, Council Tax C



Location

Situated in the popular area of Horsehay being served by a range of local neighbourhood amenities, convenient for the local landmarks of The Wrekin and Ercall which provide countryside walks - the UNESCO World Heritage site of Ironbridge Gorge, steeped in history with a plethora of Museums and traditional town, is some 3 miles distant. Primary and Secondary education facilities are available throughout the area and Telford Town Centre with its excellent modern range of shopping, leisure facilities and Town Park is also some 3 miles distant. An excellent road network links the property to all parts of the area including the M54 which provides commuter access to the wider West Midlands conurbation in the east and to Shrewsbury and beyond in the west.

Brief Description

A well presented mid terraced House with smartly presented accommodation throughout. A canopy storm porch and entrance door opens into the small reception hall with Cloakroom off to the right with a two piece suite. A door opens into the spacious open plan Kitchen / Diner / Lounge - a lovely light and airy room with window to the front and windows and French doors to the rear garden; to the Kitchen area you will find a good range of drawers, base and wall mounted units with complementary working surfaces, integrated oven, hob and extractor, space for appliances.



Stairs, with a useful cupboard, ascend to the first floor Landing - Bedroom One is located to the rear and benefits from an En-suite Shower Room. There is a further double room and a single room along with a Bathroom having a white three piece suite. The accommodation has gas central heating and double glazing.

Externally, the property has parking space for two vehicles immediately to the front and an allocated visitor space near the lovely green open space to the front. The rear garden has a paved patio area with artificially lawned garden having gravel borders and pedestrian access to the rear, behind a neighbouring property, for bin access etc.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band C.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

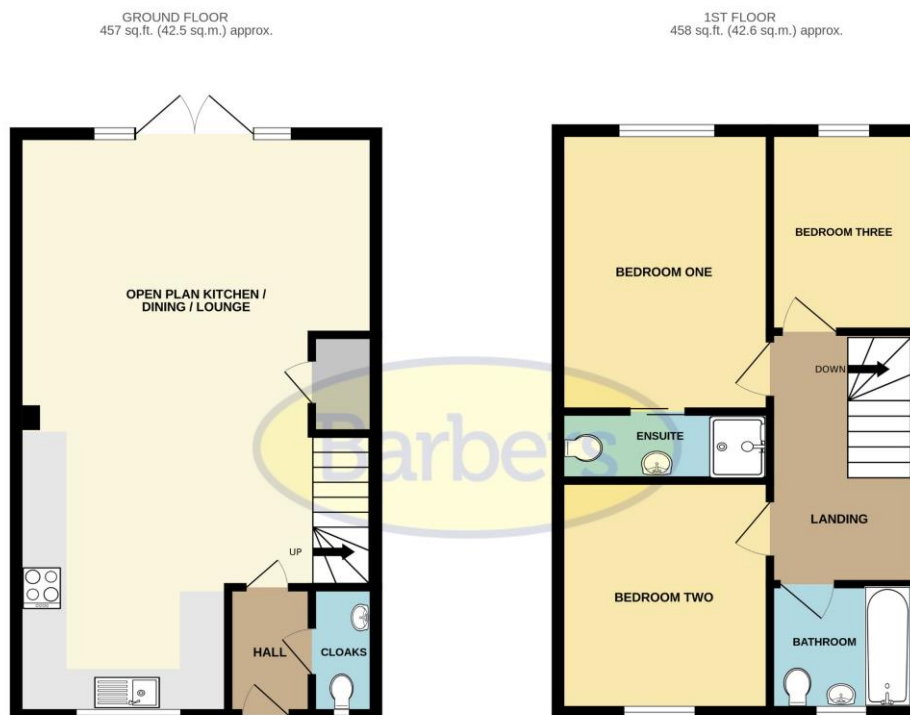
From Junction 6 M54 proceed along the A5223 Lawley Drive towards Lawley and Horsehay. Continuing straight through traffic lights until you reach the roundabout and proceed straight over, on the A5223, towards Horsehay and Ironbridge. Proceeding up the hill and down to a small roundabout and take the second exit into Bridge Road then turn immediately right and right again at the mini roundabout and into Skelton Close - follow the road around to the left.

METHOD OF SALE

For Sale by Private Treaty.

WE36485.090425

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.
Made with Metropix ©2025

All measurements quoted are approximate:

CLOAKROOM 5' 8" x 2' 9" (1.73m x 0.84m)

**OPEN PLAN LOUNGE / DINING / KITCHEN
27' 3" x 16' 10" (8.31m x 5.13m) max. measurements**

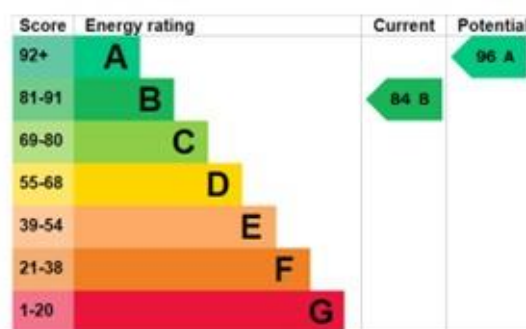
BEDROOM ONE 13' 1" x 9' 2" (3.99m x 2.79m)

EN-SUITE 9' 5" x 3' 3" (2.87m x 0.99m)

BEDROOM TWO 9' 3" x 9' 2" (2.82m x 2.79m)

BEDROOM THREE 9' 8" x 6' 5" (2.95m x 1.96m)

BATHROOM 6' 4" x 6' 0" (1.93m x 1.83m)



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk

Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.