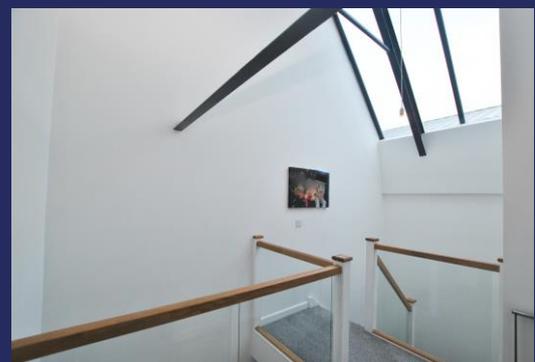




Helping *you* move



9 Horsehay Court, Horsehay

This spacious mid terraced House provides unique, sympathetic urban styled accommodation throughout with Four Bedrooms, Lounge / Diner, Kitchen, Bathroom and Shower Room. Located in the popular residential area of Horsehay and convenient for neighbourhood amenities.

Offers Over
£270,000

9 Horsehay Court, Horsehay, Telford, Shropshire, TF4 3PU

Overview

- Inner Terraced Town House
- Spacious Lounge / Diner
- Fitted Kitchen
- Utility and Shower Room
- Four Bedrooms
- Bathroom with four piece suite
- Gas Central Heating
- Double Glazing
- Two allocated parking spaces
- Retaining period style features
- EPC B, Council Tax D
- Estate S/Ch payable



Location

Horsehay Court forms part of the original site of the Blast Furnace Ironworks building, established by Abraham Darby II in the late 18th Century - the Offices to the front of the development have been designated as Grade II Listed for their historical importance and the whole site forms part of the Horsehay and Spring Village Conservation Area. The popular area of Horsehay is served by a range of local neighbourhood amenities, convenient for the local landmark of Horsehay Pool, along with 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

The property itself forms a sympathetically modernised Terraced House, on the site of the Blast Furnace Ironworks buildings which has been totally refurbished and renovated, providing a selection of differing properties. The property is decorated in neutral tones and has a modern urban feel throughout, retaining period features and feature vaulted ceilings - entering into a Reception hall with storage cupboard off to the left and door to the right opening into the spacious Lounge / Diner with two windows to the front and an opening flowing into the Kitchen area - here there is a feature open ceiling up to the vaulted Landing with natural light streaming through - the Kitchen has a range of drawers, base and wall mounted units with complementary working surfaces with inset 1.5 bowl sink unit; integrated dishwasher, oven, hob and extractor over. Continuing towards the stairs, a door opens into a Utility area with provision for two appliances and door into the ground floor Shower Room.



The stairs, with turns, ascend up to the spacious first floor Landing with a vaulted ceiling window and feature iron beams, contemporary styled bannisters and balustrading, there are four Bedrooms in total. The Bathroom has a white four piece suite including a corner shower cubicle. Bedroom One has a vaulted ceiling, folding glazed doors opening onto a balcony and useful recess ideal for wardrobes. Bedroom Two also has a vaulted ceiling half of which provides a glazed roof which extends to a loft storage area. The accommodation benefits from gas central heating and double glazing.

Externally there are two allocated parking spaces and a communal green area.



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. There is an Estate Service Charge for the upkeep of communal area which is currently £300 per annum

LOCAL AUTHORITY

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

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. Proceed along the road and take the third right into Horsehay Court - the property will be found if you bear along to the right.

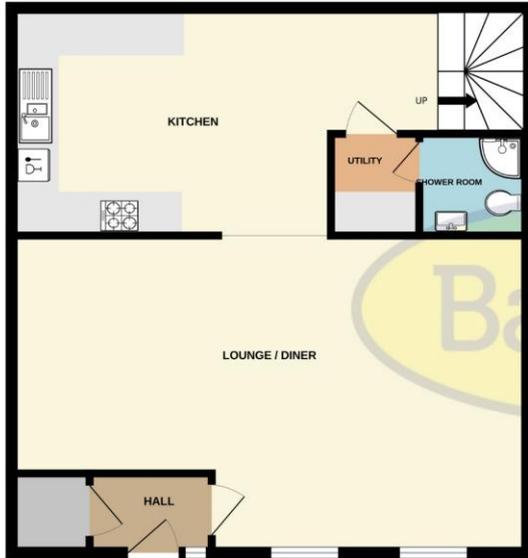
METHOD OF SALE

For Sale by Private Treaty.

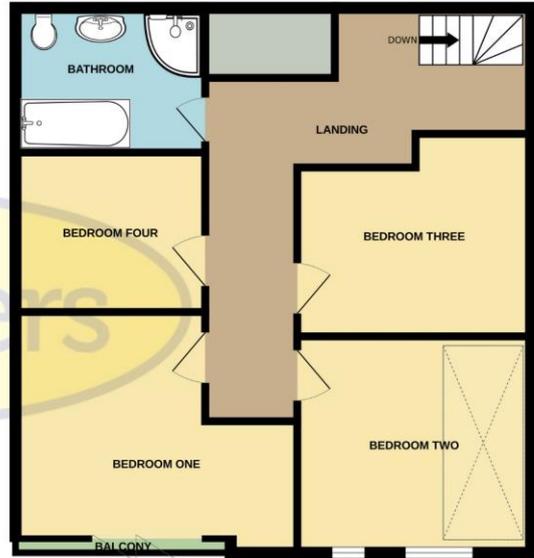
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AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried 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.

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 sq.m.) approx.
Made with Metropix ©2024

All measurements quoted are approximate:

LOUNGE / DINER 25' 4" x 15' 8" (7.72m x 4.78m) max.

KITCHEN 13' 10" x 11' 3" (4.22m x 3.43m)

UTILITY ROOM 5' 0" x 4' 4" (1.52m x 1.32m)

SHOWER ROOM 5' 4" x 5' 0" (1.63m x 1.52m)

BEDROOM ONE 11' 3" x 9' 4" (3.43m x 2.84m) plus recess

BEDROOM TWO 11' 6" x 10' 8" (3.51m x 3.25m)

BEDROOM THREE 11' 3" x 10' 4" (3.43m x 3.15m) max.

BEDROOM FOUR 9' 4" x 7' 11" (2.84m x 2.41m)

BATHROOM 9' 4" x 7' 2" (2.84m x 2.18m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.