



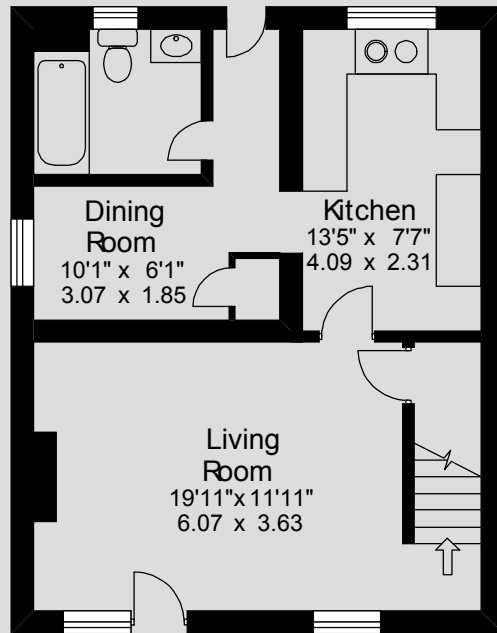
nick tart

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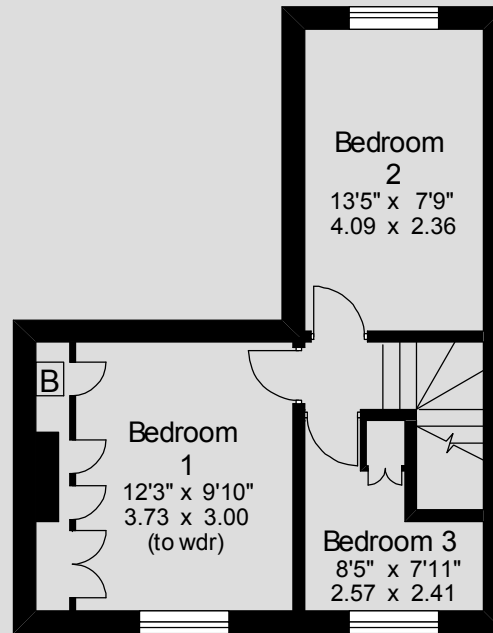
Pool View, Horsehay, Telford

Approx Gross Floor Area = 872 Sq. Feet
= 81 Sq. Metres

nick tart



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com



Pool View, Horsehay, Telford, Shropshire, TF4 2ND

ENJOYING VIEWS OVER HORSEHAY POOL: A beautiful character Grade II listed end cottage.

- Living room
- Kitchen
- Dining room
- Downstairs bathroom/wc
- 3 bedrooms
- Front garden
- Separate rear garden
- On street parking
- Energy Rating: Exempt

Situation

Horsehay is a long established village style locality, occupying a pleasant position within a semi-rural environment on the extreme western fringe of Telford and close to open countryside; it is a little over two miles south west of the wide range of shopping and recreational facilities at Telford town centre with its wide range of recreational and shopping facilities, including the New Southwater development, the M54 motorway and the town's central railway station. The historic township of Ironbridge, which is a World Heritage Site, is some three miles to the south and the market town of Wellington, with its renowned four day a week market and leisure centre, is a similar distance to the north; the Horsehay Golf Course is also nearby.

Pool view is a row of ex miners cottages which are now Grade II listed and provides a delightful setting with views to the front overlooking the Horsehay Pool with the immediate area providing some lovely walks together with the feature of the Telford Steam Railway being moments away and the Horsehay Golf Course.

The property

A particular feature to the property is the outlook towards Horsehay Pool at the front. The property is impeccably presented by the current owners. The accommodation comprises a living room which has a multi fuel wood burning stove with brick hearth, door to the kitchen and staircase ascending to the first floor. The kitchen has a range of base and wall units, space for cooker, space for further appliance, space for larger style fridge and tiled flooring which continues through to the dining room. The dining room has an opening through to the rear lobby which has a door to the down stairs bathroom/wc and a door leading out to the rear. The downstairs bathroom/wc has a modern white suite comprising paneled bath bath with shower over and screen, contemporary style wash hand basin, low level wc and tiled flooring.

On the first floor there is a landing area with access through to three bedrooms. Two of the bedrooms have lovely views over the front garden and Horsehay Pool beyond. The main bedroom has a built-in wardrobe/cupboard.

Outside

The front garden has a footpath leading to the front door with shaped laid lawns either side, various flower and shrub borders and lovely views towards Horsehay Pool. The rear garden is situated the opposite side of the access road and has gated access leading to a footpath with lawned area, graveled area and decked area.

How to get there – from the Ironbridge office proceed along The Wharfage; at the mini roundabout turn right towards Coalbrookdale and continue up Jiggers Bank; at the roundabout take the 2nd exit (signposted Horsehay) onto the A5223; at the next roundabout turn right into Bridge Road and bear left – just after Farm Lane turn left into Pool View where the property is on the left hand side indicated by a Nick Tart for sale board.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected. Gas fired central heating system.

Council Tax – Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

A property information questionnaire is available at any time upon request.
TF7096/PS



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

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