

## 15 Simpsons Walk, Horsehay TF4 2PA



# £475,000 region

Superbly spacious five bedroom detached family home conveniently situated on this exclusive development. Beautifully presented, adaptable accommodation comprising reception hall with guest cloaks, lounge, study/family room, conservatory, exceptional dining kitchen with all appliances, utility, four bedrooms (one en-suite) and Jack 'n Jill family bathroom, master suite on the second floor with shower room. Storage and built in wardrobes throughout, integral garage and private walled rear garden. The area offers excellent links to the national road and rail network, a wide range of local amenities and the historic town of Ironbridge is just a five minute drive away.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 







**Tenure** Freehold **Council Tax** Band F

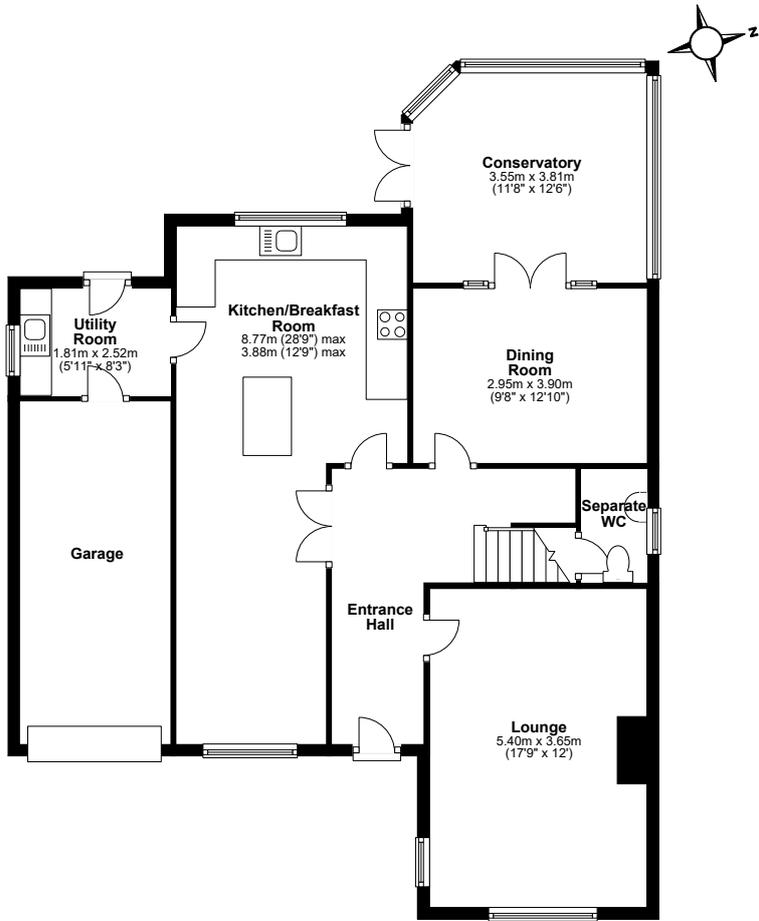
**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order

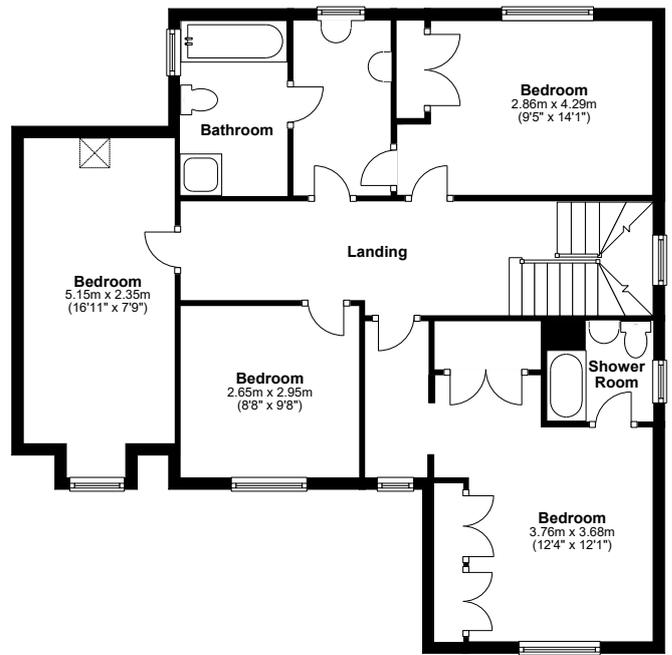
These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of 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 : 31st January 2022

**Ground Floor**  
Approx. 107.9 sq. metres (1161.4 sq. feet)



**First Floor**  
Approx. 85.0 sq. metres (914.4 sq. feet)



**Second Floor**  
Approx. 36.2 sq. metres (389.4 sq. feet)

