

# 17 Pool View, Horsehay TF4 2ND



Offers in excess of £ 2 5 0, 0 0 0

Delightful period cottage, Grade II Listed and dating back to around 1750, built to house employees of the local iron works. This property is situated in the MUCH sought after Horsehay Pool area. This super location offers easy access to local amenities, excellent road links as well as having the picturesque Horsehay Pool on the doorstep, a designated conservation area. The nicely presented, traditional accommodation includes spacious lounge with wood burner, dining area, kitchen, guest cloaks/W.C., two bedrooms on the first floor and a family bathroom. Attractive garden to the front overlooking the pool and a low maintenance garden to the rear with a range of mature borders and trees, useful storage shed and outside dining area. Detached double garage and parking.

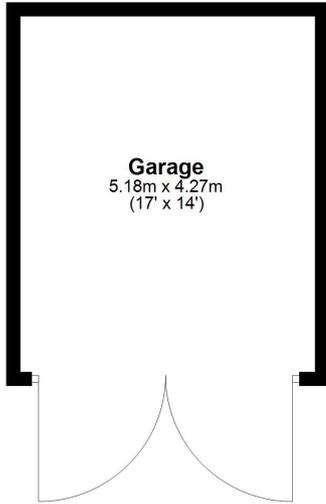






### Garage

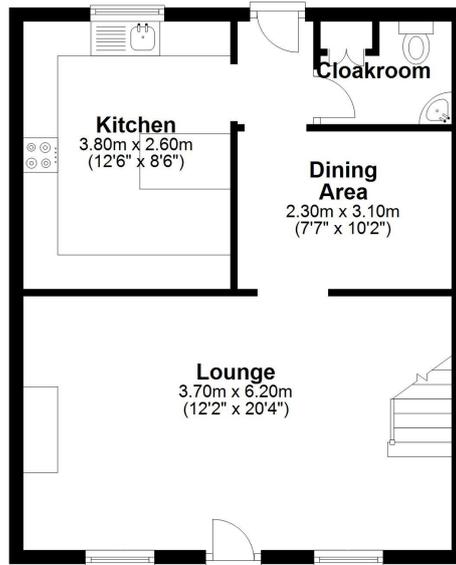
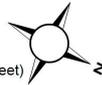
Approx. 22.1 sq. metres (238.0 sq. feet)



**Garage**  
5.18m x 4.27m  
(17' x 14')

### Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



**Kitchen**  
3.80m x 2.60m  
(12'6" x 8'6")

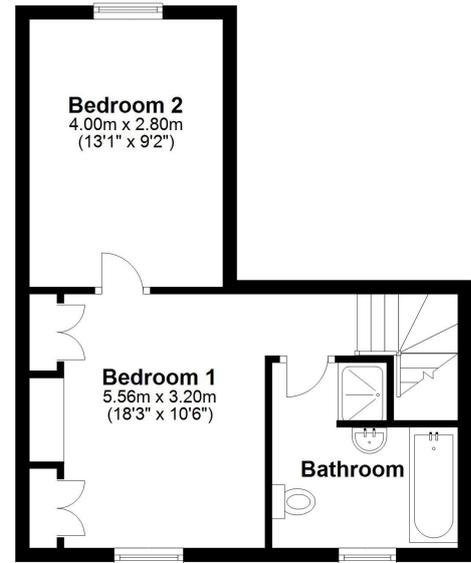
**Dining Area**  
2.30m x 3.10m  
(7'7" x 10'2")

**Lounge**  
3.70m x 6.20m  
(12'2" x 20'4")

**Cloakroom**

### First Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



**Bedroom 2**  
4.00m x 2.80m  
(13'1" x 9'2")

**Bedroom 1**  
5.56m x 3.20m  
(18'3" x 10'6")

**Bathroom**

Total area: approx. 98.2 sq. metres (1056.8 sq. feet)

**Tenure** Freehold      **Council tax** Band C

**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 : 21st October 20202