

12 Mimosa Close, Great Hay TF7 4DU



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This spacious four bedroom property is located close to the Great Hay Golf Course in Telford and is part of a popular Mediterranean inspired development. The generous accommodation includes entrance porch, reception hallway, good sized lounge with large window overlooking the garden, large kitchen and adjacent dining room. The first floor offers four well proportioned bedrooms (one with en-suite shower room) plus a family shower room.

There is a decked area for outside dining/relaxing and a well maintained enclosed garden. There is driveway parking to the front and a single garage. Historic Ironbridge is just a few minutes away offering a wide range of dining out options and visitor attractions.

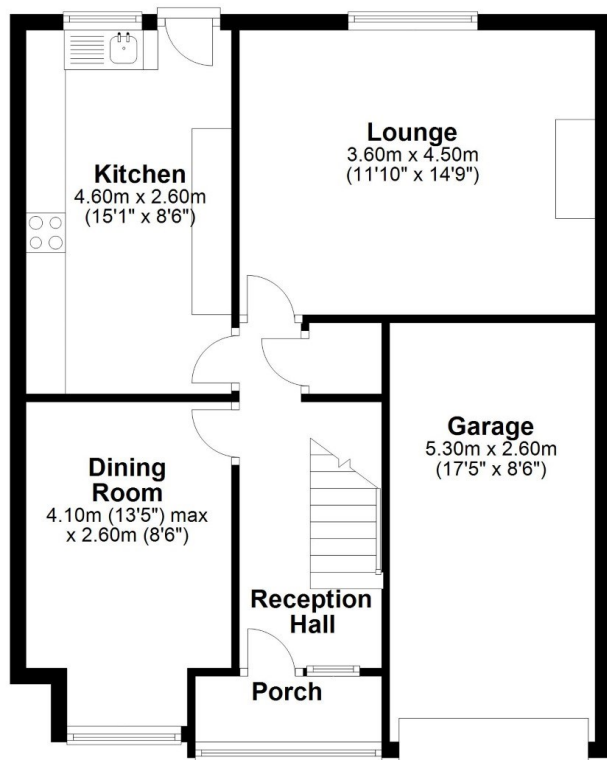
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



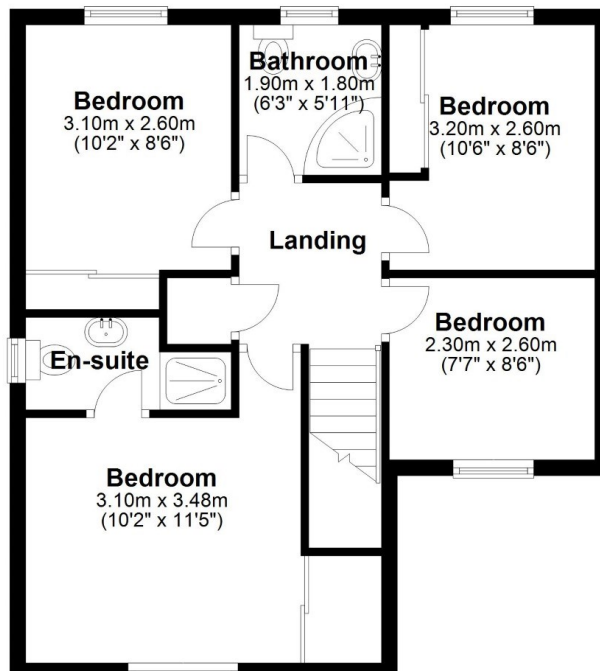




Ground Floor
Approx. 64.0 sq. metres (688.8 sq. feet)



First Floor
Approx. 51.4 sq. metres (553.4 sq. feet)



Total area: approx. 115.4 sq. metres (1242.2 sq. feet)

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Tenure Freehold **Council tax** Band D

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 : 25th September 2023