



Horsehay Court, Telford, TF4 3PU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Withdrawn prior to the auction

Situated in the sought-after location of Horsehay, this three-bedroom mid-terrace property enjoys a peaceful position along a quiet residential road whilst being ideally placed for a range of local amenities and attractions. Horsehay is highly regarded for its semi-rural feel, nearby golf course and excellent connectivity, with convenient links to the M54 motorway providing easy access to Telford, Shrewsbury, Wolverhampton and beyond. The world-renowned Ironbridge Gorge UNESCO World Heritage Site is also just a short distance away, offering an array of historic landmarks, independent shops, cafés and riverside walks.

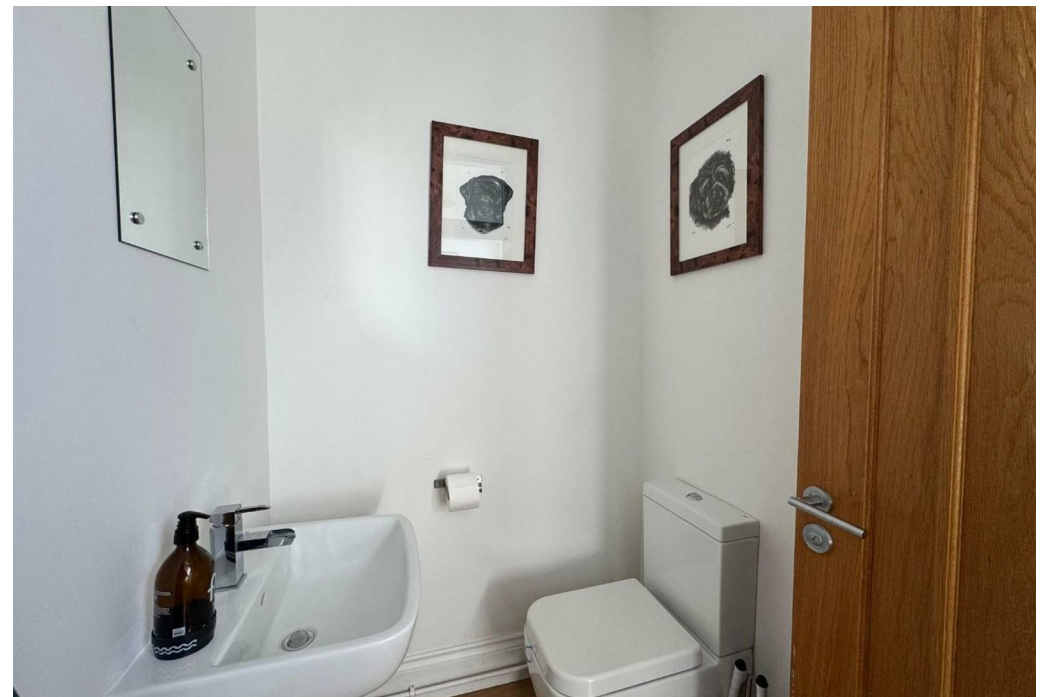
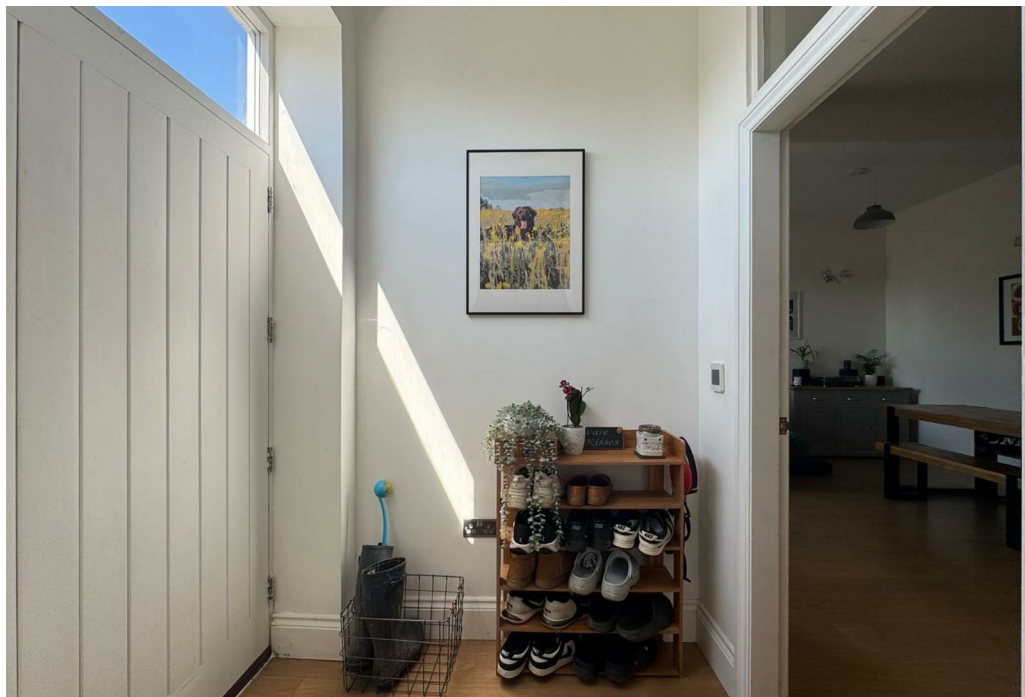
Flooded with natural light throughout and offering spacious, well-balanced accommodation across two floors, the property presents an excellent opportunity for investors, developers or owner occupiers seeking a home with fantastic potential.

The ground floor comprises a generous lounge/diner with large windows creating a bright and airy living space, alongside a well-proportioned kitchen with ample room for dining. To the rear is a useful utility area together with a ground floor WC, adding further practicality to the accommodation.

To the first floor are three bedrooms, including two comfortable doubles and a further single bedroom, all served by a family bathroom. The versatile layout lends itself perfectly to family living, rental investment or future enhancement.

Externally, the property benefits from access to a shared garden area, providing pleasant outdoor space to enjoy during the warmer months. The combination of the quiet setting, bright accommodation and excellent location makes this a particularly appealing opportunity.

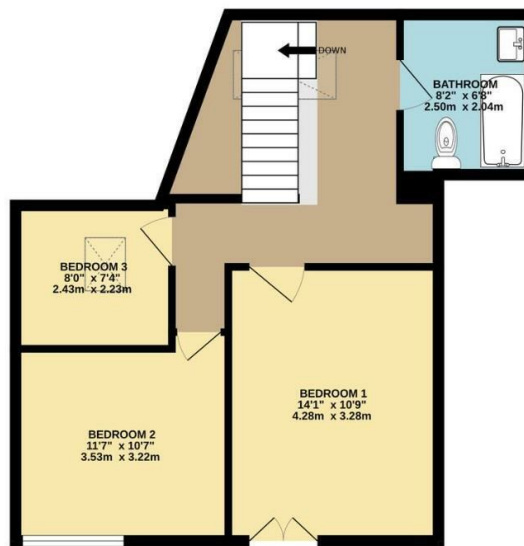




GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1023sq.ft. (95.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Features

Auction Guide
£179,000

EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority -
Telford And Wrekin

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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