



Helping *you* move



68 Limekiln Lane, Lilleshall, TF10 9EX

A lovely mature Semi-Detached House having wonderful views over the exceptionally large Rear Gardens and having terrific potential for extension to the side and rear. This 3 Bedroom home is situated in a very popular location and must be viewed to appreciate its many charms.

Offers in the Region of
£320,000

68 Limekiln Lane, Lilleshall, TF10 9EX

Overview

- Attractive Mature Semi Detached House
- 3 Good Sized Bedrooms and a Family Bathroom
- No Onward Chain
- Exceptionally Large Rear Gardens
- Lounge, Fitted Kitchen, Excellent Storage
- Rear Utility and W.C
- Excellent Parking
- Village Location with Excellent Rear Views
- Detached Garage
- Council Tax Band B, EPC Rating D



BRIEF DESCRIPTION

A charming 3-Bedroom Home located in a popular area, offering wonderful views of exceptionally Large Rear Gardens. The property has significant potential for extension to both the side and rear, providing opportunities for customization and expansion. The accommodation includes an Entrance Hall, Lounge with a Feature Fireplace, a Fitted Kitchen, a larder store, a rear Utility Porch with a WC, Three First-Floor Bedrooms, Bathroom, and a notable feature landing area. Additionally, the house provides excellent Parking Space for several cars.

This property's unique charms are best appreciated through a personal viewing, allowing potential buyers to explore its full potential and the appealing qualities it has to offer.

LOCATION

Situated in the popular village of Lilleshall with its church, school and public house. The property is approximately 3 miles from Newport Town Centre with its High Street stores, smaller specialised shops and indoor market. The more comprehensive shopping, leisure and employment facilities offered by Telford Town Centre are approximately 7 miles distance. The property is within the catchment areas for Newport schools with their excellent reputations.

Lilleshall is conveniently situated close to the A518 providing easy access to the West Midlands road network in particular the M6 to the North and the M54 to the South. The property is in easy commuting distance by car of Telford, Stafford, Cannock, Wolverhampton and Shrewsbury.



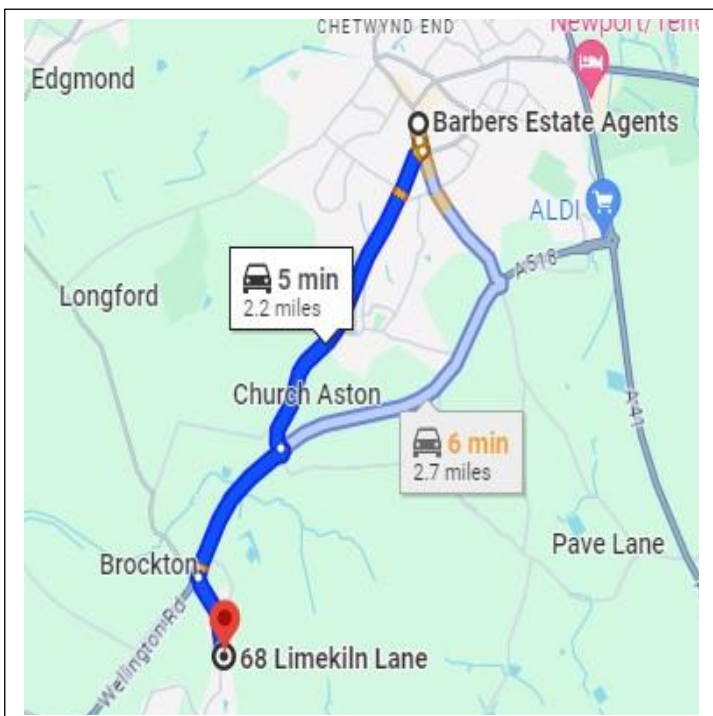
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor

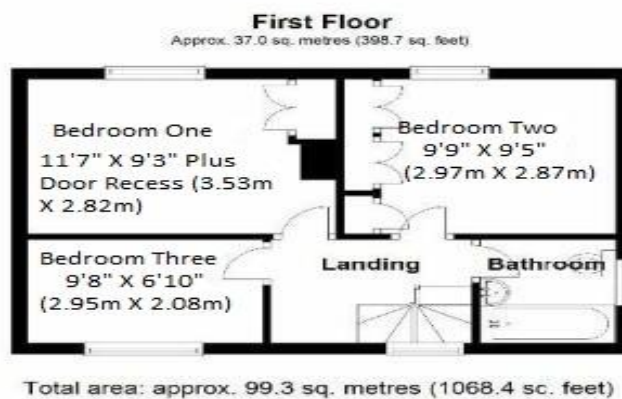
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From Newport follow the A518 towards Telford turning left at the first roundabout opposite The Red House Public House into Limekiln Lane where the property will be seen mid-way along this road on left hand side.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.