



Helping *you* move



15 The Woodlands, Lilleshall, TF10 9EN

An extended and spacious, mature Semi-Detached Home, occupying a much larger than average plot with generous Off-Road Parking. The property offers versatile accommodation with Three Bedrooms, an En-Suite and Family Bathroom. Externally there is generous Off Road Parking and lovely Mature Gardens.

Offers in the Region of
£265,000

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Overview

- A Spacious and Extended Semi-Detached Home
- Larger Than Average Plot
- Three Bedrooms
- Entrance Hall, Kitchen
- Ground Floor W.C./Utility
- Dining Room, Lounge
- En-Suite Shower Room
- Family Bathroom
- Generous Off Road Parking
- Beautifully Maintained Gardens to Front and Rear
- Council Tax Band C
- EPC Rating C



BRIEF DESCRIPTION

A spacious and extended mature Semi-Detached Home, occupying a much larger than average plot with generous Off-Road Parking. The property offers well-proportioned and versatile accommodation, beginning with an Enclosed Porch and a welcoming Entrance Hallway full of character. The ground floor features a bright and airy Lounge, a separate Dining Room with double French doors opening onto the rear garden, and a well-planned Kitchen leading to a Rear Hallway and convenient Ground Floor W.C. Upstairs, there are Three generously sized Bedrooms, including a Principal Bedroom with its own En-Suite, along with a well-appointed Family Bathroom.

LOCATION

Lilleshall is a popular village just south of the market town of Newport - with it's busy High Street offering you a good mix of shops, boutiques, cafes, pubs and Victorian indoor market – and is within the catchment area of Newport's highly regarded High and Grammar Schools.

Lilleshall itself has a Church, Primary School and Cricket Club, with a wider range of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury, and the excellent road and rail links (from Telford and Stafford stations) mean that both Manchester and Birmingham are in commutable distance.



Your **Local** Property Experts
01952 820 239

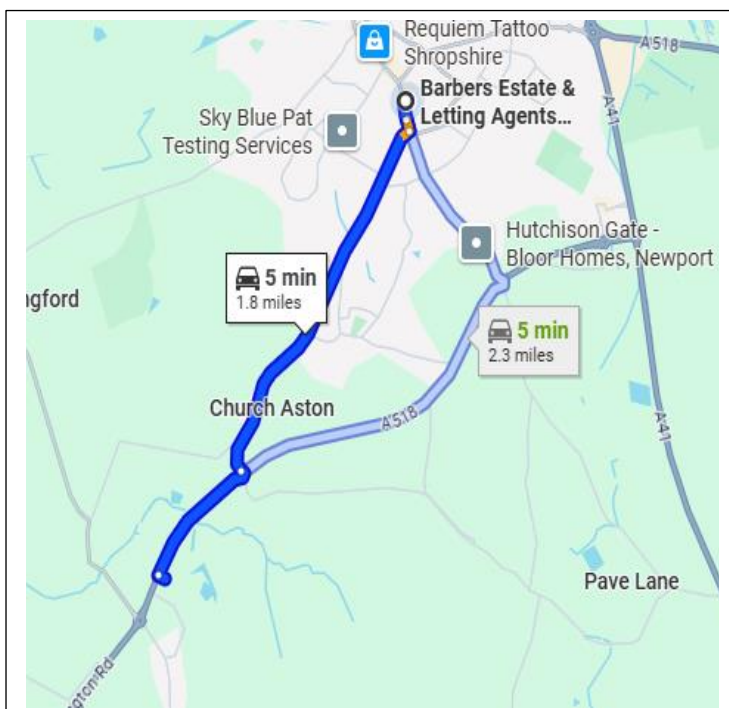
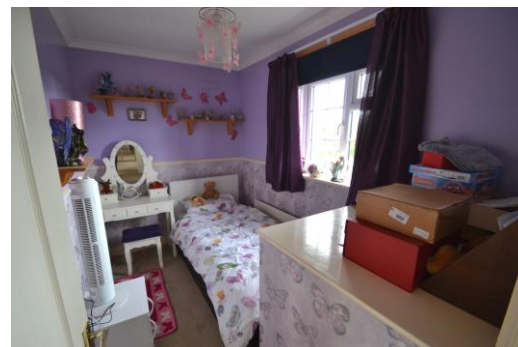


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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

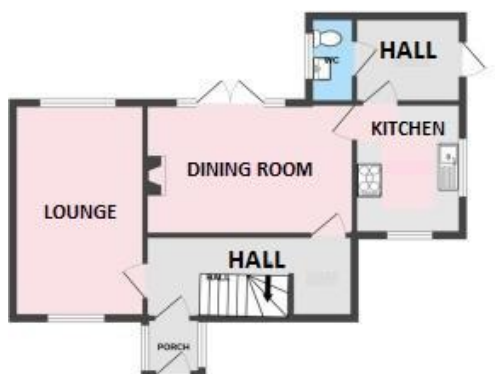


DIRECTIONS: From our office in the High Street, continue onto Upper Bar, turn right onto Wellington Road, at the roundabout, take the 3rd exit onto Wellington Road/A518, carry on along the A518 for a short distance then turn left onto The Woodlands. The property will be located immediately on the left hand side, on the corner as identified by our For Sale Board.

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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR



1ST FLOOR



LOUNGE: 16'4" x 9'8" (4.98m x 2.95m)
DINING ROOM: 12'8" x 9'9" (3.86m X 2.97m)
KITCHEN: 14'0" x 8'0" (4.27m x 2.44m)
BEDROOM ONE: 10'5" x 9'10" (3.18m x 3m)
BEDROOM TWO: 16'6" x 9'8" (5.03m X 2.95m)
BEDROOM THREE: 10'4" x 6'4" (3.15m X 1.93m)

Made with Midasplan 12/02/24



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

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Email: newport@barbers-online.co.uk

Barbers

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.