



Woodlands View, Leegomery, Telford

£255,000



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Freehold | EPC rating: C

- ***NO UPWARD CHAIN***
- Driveway and garage
- Ensuite to principal bedroom

- Three double bedrooms
- Private, low-maintenance rear garden

BELVOIR!

Property is personal

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Description

Welcome to **Woodlands View**, a **three-bedroom detached home** ideally situated in the popular residential area of **Leegomery**. This modern property offers spacious living, contemporary finishes, and a convenient location close to local amenities and the **Princess Royal Hospital** — making it an excellent choice for families and professionals alike.

On entering the property, you are welcomed into a bright hallway with access to a **ground floor WC**. The heart of the home is the **spacious kitchen diner**, featuring sleek **white cabinetry**, a **gas hob**, and an **electric oven** — perfect for both everyday living and entertaining. A **separate utility room** provides additional storage and access to the rear garden.

The **generous living room** is light and inviting, with **French doors** that open directly onto the private rear garden, creating a seamless indoor-outdoor flow.

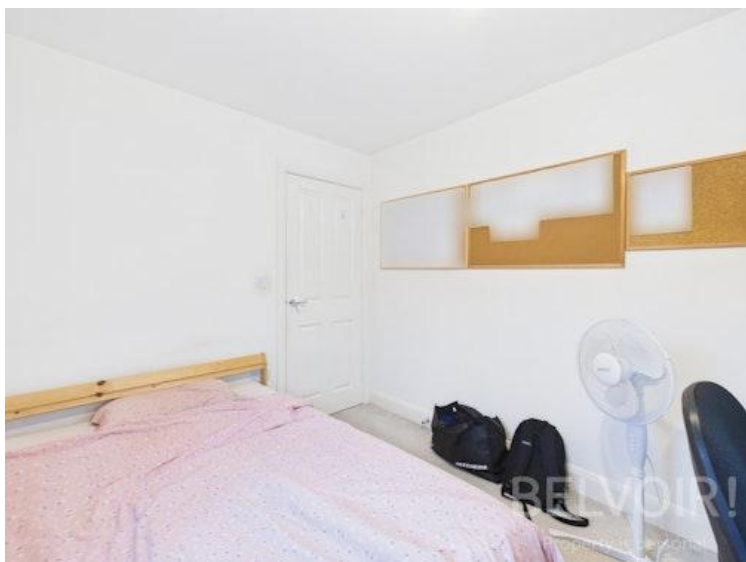
Upstairs, the property boasts **three double bedrooms**, including a **superb principal bedroom** complete with its own **modern ensuite bathroom**. A well-appointed **family bathroom** serves the remaining bedrooms.

Outside, the **low-maintenance rear garden** offers a private space to relax or entertain, with a gate providing access to the **driveway and detached garage**.

Perfectly located, Woodlands View is within easy reach of **local shops, schools, a doctor's surgery**, and excellent transport links. The **Princess Royal Hospital** is just a short walk away, making this an ideal home for those seeking both comfort and convenience.

Freehold / Council Tax Band C / EPC C

Photographs



Rooms

Hallway

1.94m x 1.88m (6'5" x 6'2")

WC

1.77m x 1.01m (5'10" x 3'4")

Living Room

5.56m x 3.17m (18'2" x 10'5")

Kitchen

5.56m x 2.72m (18'2" x 8'11")

Utility Room

1.95m x 1.66m (6'5" x 5'5")

Landing

3.79m x 1.98m (12'5" x 6'6")

Bedroom One

4.33m x 2.73m (14'2" x 9'0")

Ensuite

2.73m x 1.16m (9'0" x 3'10")

Bedroom Two

3.25m x 3.03m (10'8" x 9'11")

Bedroom Three

3.25m x 2.46m (10'8" x 8'1")

Bathroom

1.99m x 1.68m (6'6" x 5'6")

Garage

5.43m x 2.72m (17'10" x 8'11")

Floorplan



Approximate total area⁽¹⁾
1071 ft²
99.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Map

