



BELVOIR!

## Green Moors, Lightmoor Village, Telford

**£134,500**



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**Leasehold | EPC rating: B**

- \*\*\* NO UPWARD CHAIN \*\*\*
- Allocated parking space plus visitor parking
- Modern bathroom

- Spacious two-bedroom second-floor flat
- Open-plan kitchen/living area
- Close to shops, schools, and transport links

# BELVOIR!

Property is personal

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## Description

Welcome to **Green Moors**, a two-bedroom second-floor flat situated in the desirable and well-maintained Lightmoor development. This spacious home offers modern living in a peaceful setting, with lovely views over open green fields and rolling hills.

As you enter, you're greeted by a welcoming hallway featuring **two large built-in storage cupboards**, providing excellent space for coats, shoes, and household essentials.

The **modern bathroom** is stylishly appointed, complete with a bath and overhead shower. The **master bedroom** is a generous double, benefiting from a built-in wardrobe, while the **second bedroom** is also a well-proportioned double—ideal for guests, children, or a home office.

The heart of the home is the **open-plan living and kitchen area**, offering an abundance of space for both relaxing and dining. A **large bay window** floods the room with natural light and showcases **beautiful views of the surrounding countryside**. The **kitchen** is fitted with contemporary white units, a conduction hob, electric oven, and ample storage and workspace—perfect for modern living.

Outside, the property benefits from an **allocated parking space in the private residents' car park**, along with **additional visitor parking** available on site.

Green Moors is part of a **well-kept residential complex**, known for its attractive communal areas and convenient location. The property is **close to local amenities**, including shops, schools, and community facilities, as well as offering **excellent transport links** for commuting to nearby towns and beyond.

This property would make an ideal home for first-time buyers, professionals, or those looking to downsize without compromise.

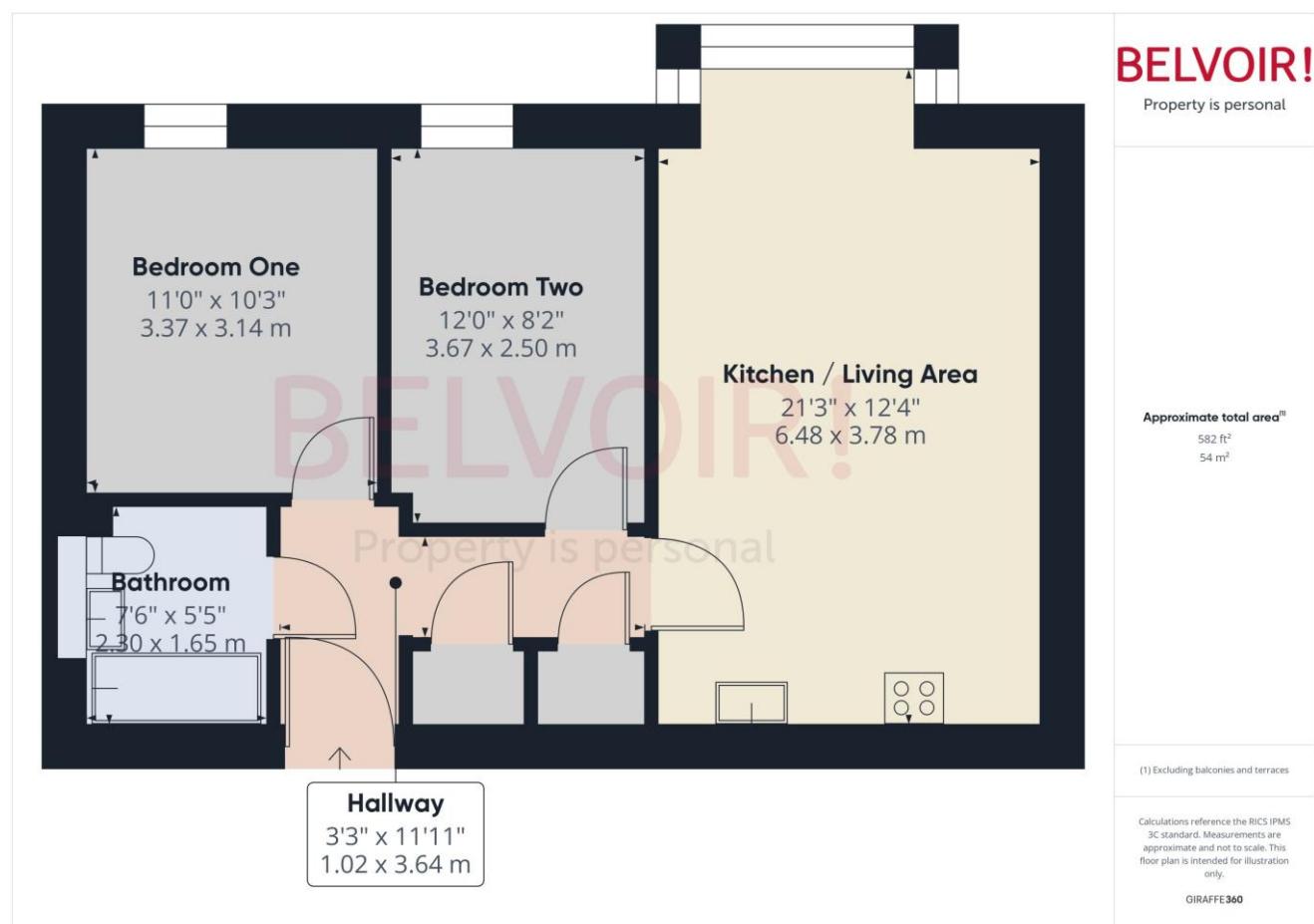
Leasehold / Council Tax Band B / EPC B

Bournville Village Trust Management Fees: Service/Maintenance charge £72.84 PCM. Ground Rent: £200 annually. (as advised by the owner)

Lease Term: 125 years (less 3 days) from 1 January 2004

Lease Term Remaining: 103 years

## Floorplan



**Hallway**

3.66m x 1.03m (12'0" x 3'5")

**Bathroom**

2.29m x 1.68m (7'6" x 5'6")

**Bedroom One**

3.35m x 3.15m (11'0" x 10'4")

**Bedroom Two**

3.66m x 2.51m (12'0" x 8'2")

**Kitchen/Living Area**

6.51m x 3.79m (21'5" x 12'5")

## Photographs



## Map



## AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and 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 Lifetime Legal, and is non-refundable.