



JAPONICA DRIVE

LEEGOMERY | TF1 6XD



FOR SALE
Offers in the Region Of
£325,000
Freehold



- A superb opportunity to purchase this six bedroom detached family home
- Situated in a highly popular residential area
- Ground floor double bedroom with en suite facility
- Modern fitted kitchen
- Spacious lounge
- Separate dining room
- Conservatory
- Family bathroom
- Private and enclosed rear garden and patio area
- Full width driveway providing ample car parking
- Council Tax Band - D



Mannleys Sales & Lettings

23A Market Street, Wellington,
Telford, TF1 1DT

01952 245 064

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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 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.



This outstanding six-bedroom detached family home presents an exceptional opportunity, located within a highly sought-after residential area. Offering versatile and spacious living arrangements, this property is perfect for accommodating a variety of lifestyle needs.

Comprising; hall, ground floor double bedroom with en-suite. Modern fitted kitchen, spacious lounge, separate dining room and conservatory. To the first floor are five bedrooms and a family bathroom. The property features a private and enclosed rear garden, with a delightful patio seating area, perfect for outdoor activities, gardening, or relaxation. A full-width driveway accommodates multiple vehicles, offering ample and convenient parking options.

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Situated in a highly popular residential area, this property is within a short distance of amenities, shops, and local schools, making daily life more convenient. Excellent access to local road networks and the M54 Motorway enhances connectivity and accessibility for commuters and travelers.

This property represents an exceptional family home in a desirable location, offering flexibility, comfort, and accessibility. Don't miss the opportunity to make it your own.



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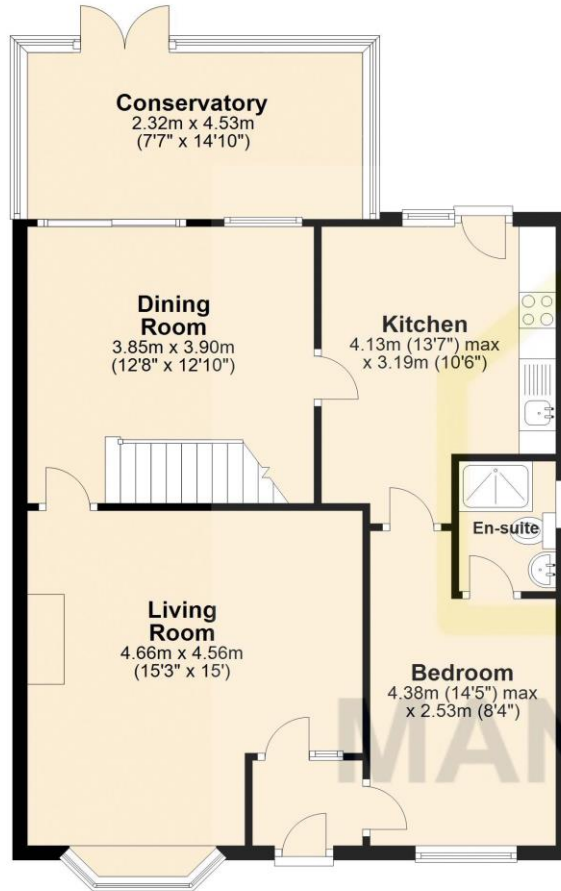
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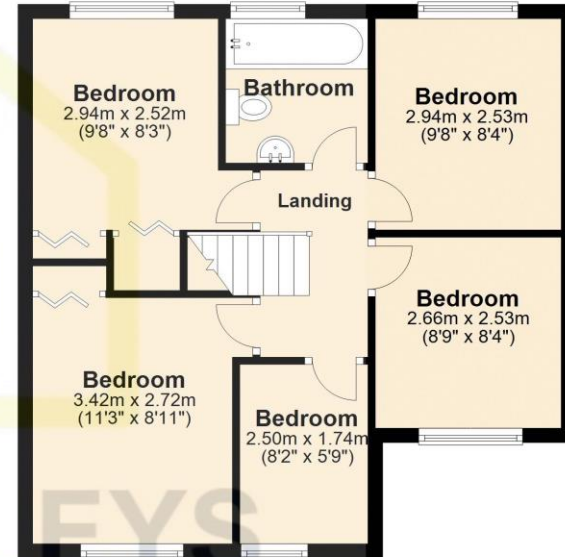
Ground Floor

Approx. 71.8 sq. metres (773.2 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.6 sq. feet)



Total area: approx. 120.1 sq. metres (1292.9 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary. Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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