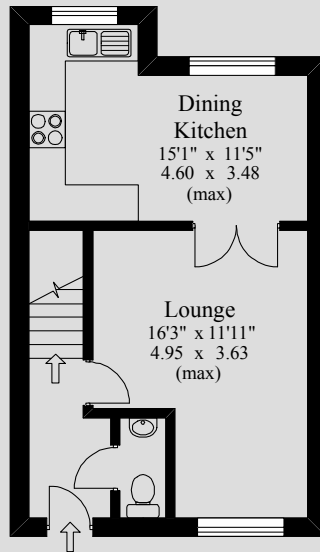


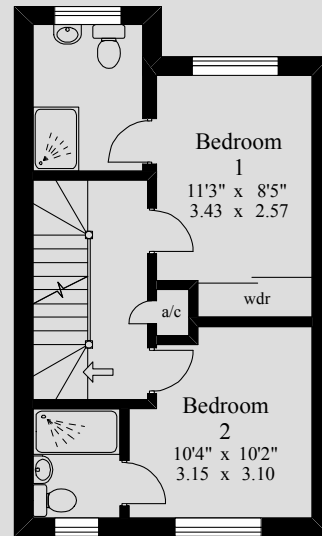


12 Stocking Park Road, Lightmoor Village, Telford

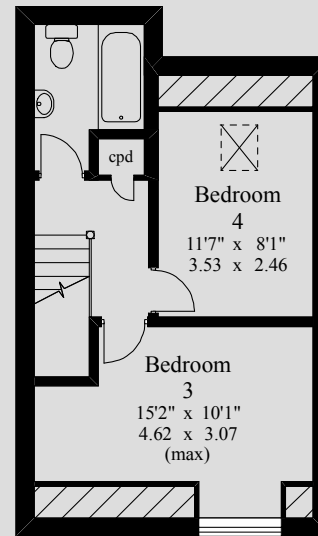
Approx Gross Floor Area = 1118.9 Sq. Feet
= 103.7 Sq. Metres



Ground Floor

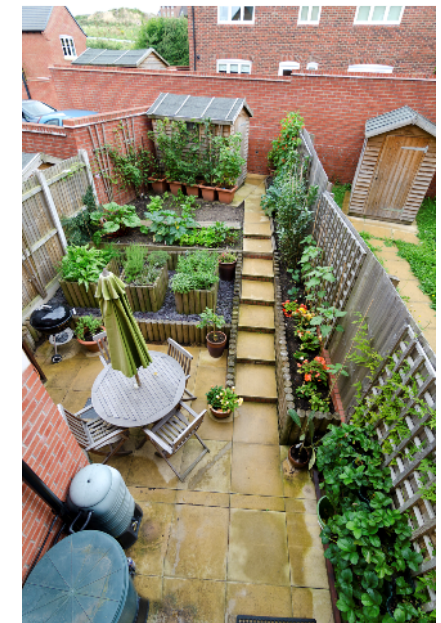


First Floor



Second Floor

For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com



12 Stocking Park Road, Lightmoor Village, Telford, Shropshire, TF4 3QA

SITUATED ON THE POPULAR LIGHTMOOR VILLAGE DEVELOPMENT: A modern 4 bedroom home with the accommodation on 3 levels.

- Entrance Hallway
- Cloaks/wc
- Lounge
- Kitchen (with appliances)
- Dining area
- 4 double bedrooms
- Family bathroom
- 2 en-suite shower rooms
- Front & rear gardens
- Residents allocated parking spaces

Situation

Lightmoor is in the south western part of Telford, being about 4 miles south west of the wide range of shopping and recreational facilities at Telford Town Centre together with the Railway Stations and connection to the M54.

No.12 Stocking Park Road was constructed by Messrs Taylor Wimpey to their "Hayloft" design and forms part of the new Lightmoor development managed by Bourneville Trust which has a primary school, open space and landscaped areas available for publicly accessible sports, play, recreational and leisure uses and will deliver 800 homes along with a village centre and shops.

The property

Offers flexible accommodation comprising an entrance hallway which has a staircase ascending to the first floor and access to the lounge and downstairs cloakroom/wc. The lounge has double butler door leading through to the dining area and an outlook towards the front. The dining area is open plan with the kitchen and has double opening doors leading to the rear patio; the kitchen has an extensive range of base and wall units, built-in oven and hob, built-in fridge freezer, built-in dishwasher, built-in washing machine and concealed wall mounted central heating boiler.

On the first floor there is a landing area with airing cupboard housing the property's hot water cylinder, staircase ascending to the second floor and access to two double bedrooms. The master bedroom has built-in double wardrobes and an en-suite shower room/wc comprising double shower cubicle, low level wc and pedestal wash hand basin. The guest bedroom also has an en-suite shower room comprising double shower cubicle, low level wc and pedestal wash hand basin.

On the second floor there is a further landing area with loft hatch access point, useful store cupboard and access to two bedrooms and family bathroom/wc. The larger bedroom has lovely elevated views towards the front. The family bathroom has a white coloured suite comprising panelled bath with shower over, low level wc and pedestal wash hand basin.

Outside

The rear garden has a paved area, external light, steps to one side, various raised beds including vegetable and herbs, additional paved area at the top with pedestrian access leading to the residents parking area.

How to get there - from the Ironbridge office proceed along The Wharfage; at the mini roundabout turn right towards Coalbrookdale and continue up Jiggers Bank; at the roundabout take the 2nd exit (signposted Horsehay) and turn right into Wellington Road, right into Woodlands Lane and bear right proceeding down the road for approximately ¾ mile; follow the signs for Stocking Park Road where No.12 is situated on the right hand side indicated by a Nick Tart for sale board. IB3672/PS

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.



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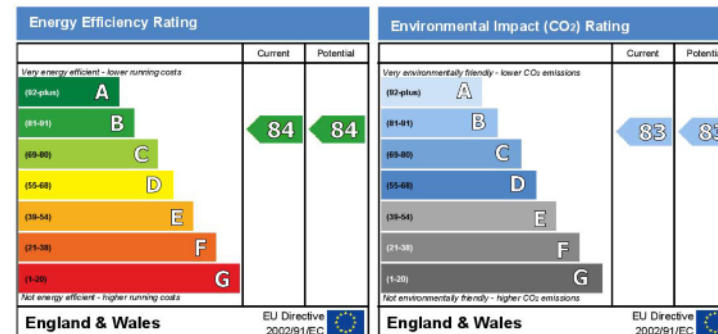
Energy Performance Certificate



12, Stocking Park Road,
Lightmoor,
TELFORD,
TF4 3QA

Dwelling type: Mid-terrace house
Date of assessment: 26 November 2009
Date of certificate: 26 November 2009
Reference number: 2368-4955-6309-7801-2034
Type of assessment: SAP, new dwelling
Total floor area: 108 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales

The environmental impact rating is a measure of a home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	107 kWh/m ² per year	107 kWh/m ² per year
Carbon dioxide emissions	1.9 tonnes per year	1.9 tonnes per year
Lighting	£57 per year	£57 per year
Heating	£278 per year	£278 per year
Hot water	£113 per year	£113 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

