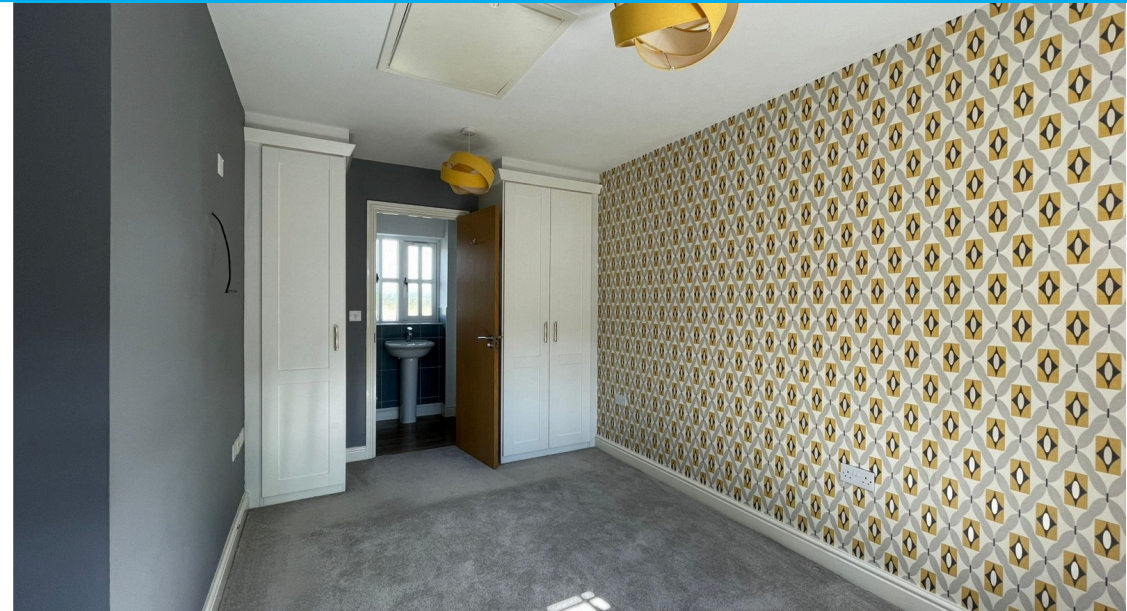




 **4**
Bedrooms

 **2**
Bathrooms



Profectus Estates proudly presents this stunning 4-bedroom semi-detached home in the sought-after TF4 area of Telford. Featuring two double and two single bedrooms, a stylish en-suite, and a modern family bathroom, this spacious property offers comfort and practicality. Enjoy an open-plan kitchen, landscaped garden with shed, and private parking. Set in a friendly, well-kept neighbourhood, this home perfectly balances style, convenience, and community living. A must-see for families!

Profectus Estates is thrilled to present this stunning 4-bedroom semi-detached family home in the highly sought-after TF4 area of Telford.

Nestled within a pristine, well-kept neighbourhood boasting immaculate roads and a welcoming community, this property truly offers the perfect blend of comfort, style, and convenience.

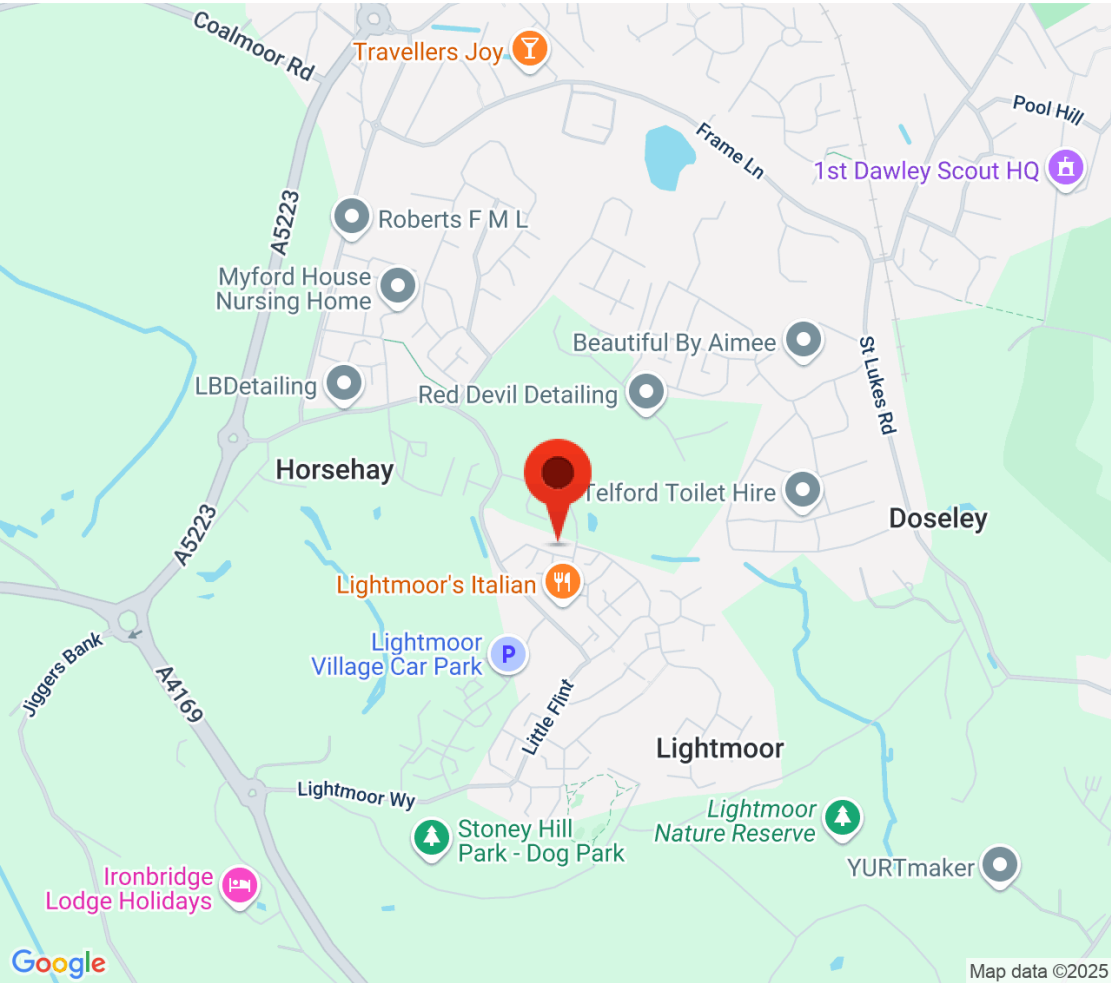
This spacious home features two generous double bedrooms and two cozy single rooms, ideal for families of all sizes. The master bedroom is a true retreat, complete with its own stylish en-suite bathroom, while an additional family bathroom upstairs has been recently upgraded with a brand-new, modern shower—perfect for busy mornings and relaxing evenings alike.

Step inside to discover a thoughtfully designed layout, beginning with a convenient downstairs toilet that's perfect for guests. The heart of the home is the expansive living room, flowing seamlessly into a bright, open-plan kitchen and dining area. The kitchen boasts brand-new integrated appliances, making it a joy for cooking and entertaining.

Outside, the property continues to impress with a fully landscaped garden featuring a flawless lawn and a built-in shed for extra storage. You'll also appreciate the unique benefit of direct garden access to the road, enhancing convenience and security. Completing this exceptional home is a private parking space conveniently situated at the side of the property, ensuring stress-free parking for you and your family.

This is more than just a house—it's a place to create lifelong memories. Don't miss the opportunity to make this beautifully maintained family home yours!

Council Tax Band - C



Energy performance certificate (EPC)

ELLENS BANK LIGHTMOOR VILLAGE TELFORD TF4 5DP	Energy rating C	Valid until: 10 May 2031 Certificate number: 1039-3425-2009-6023-4292
Property type		Mid-terrace house
Total floor area		87 square metres

Rules on letting this property

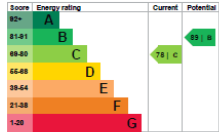
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

