



Connells

The Woodlands Lightmoor Way
Lightmoor Village Telford

The Woodlands Lightmoor Way Lightmoor Village Telford TF4 3UZ

for sale
£210,000



Property Description

Welcome to The Woodlands, Lightmoor Village – A Thriving, Sustainable Community in the Heart of Telford

The Woodlands offers a stunning collection of 2, 3, and 4-bedroom homes, ideal for first-time buyers, growing families, and those looking to settle in a peaceful yet well-connected location. Surrounded by mature trees and landscaped parkland, these homes are built with quality, comfort, and sustainability in mind.

Each home is thoughtfully designed to support a greener lifestyle, featuring integrated solar panels to help reduce energy costs and environmental impact. In addition, electric car charging points are included as standard, making it easier than ever to embrace eco-friendly living.

Plot 136 The Willow is a beautifully designed two-bedroom detached apartment situated above its own private garage, offering a unique blend of privacy and practicality. Entry to the home is via a centrally located staircase that leads directly into a welcoming hallway, from which all rooms are accessed.

To the right of the entrance lies a well-appointed kitchen, laid out along two walls to maximize space and functionality. This area flows seamlessly into the living room-creating a bright, open-plan environment ideal for both relaxing and entertaining. On the opposite side of the apartment there are two spacious bedrooms one with En-suite. The bathroom benefits from downlighters, heated towel rail, Porcelanosa tiles, Hansgrohe hardware as standard.

Room Measurements:

Kitchen - 3.34m x 2.10m (10'11" x 6'11")
Living/Dining Room - 3.78m x 3.74m (12'5" x 12'3")
WC - 2.13m x 2.05m (6'9" x 7'0")

Bedroom 1 - 5.54m x 2.67m (18'2" x 8'9")
Bedroom 2 - 3.27m x 3.24m (10'9" x 10'7")
En-Suite - 2.66m x 1.59m (8'9" x 5'2")

Location

Nestled on the edge of the Shropshire countryside, Lightmoor Village is a thoughtfully designed, just minutes from Telford town centre. This vibrant village blends modern living with a strong sense of community and green, open spaces.

Excellent local amenities, including a primary school, nursery, community centre, and convenience store - all within walking distance.

Beautiful green spaces, play areas, and walking trails that encourage an active, outdoor lifestyle.

Great transport links, with Telford Central Station and the M54 just a short drive away, making commuting to Birmingham, Wolverhampton, or Shrewsbury easy.

Close proximity to Ironbridge Gorge, a UNESCO World Heritage Site, offering scenic walks, cultural attractions, and riverside dining.

About The Developer

Motion Homes by Morro is a leading property developer of new build homes throughout the Midlands region. Across the West and East Midlands areas, we're building homes that are environmentally friendly, energy-efficient, modern and well-connected with nearby transport links and amenities. As a forward-thinking house builder, we aim to create spaces that inspire and enhance the lives of those

who live in them and within the surrounding areas.

Disclaimer

Please note the Internal images and computer generated images are for illustrative purposes only and are not an accurate representation of each property. The floor plans depict a typical layout of this house type. *Kitchen and tile choices are available up to a certain build stage. Please speak to your dedicated sales adviser for exact plot specification details on all of the above. All dimensions are + or -50mm and floor plans are not shown to scale.





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EPC Rating:
 Exempt

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/WVH332630](https://www.connells.co.uk/Property/WVH332630)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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