



The Woodlands Tankerville Drive Lightmoor Village Telford TF4 3UT

for sale from
£325,000



Property Description

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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.

Plot 145, The Popular is a beautifully balanced two-story home designed for modern living. The ground floor welcomes you with a spacious entrance hall that leads into a well-proportioned kitchen, seamlessly connected to a generous dining area—perfect for entertaining or family meals. A large living room offers ample natural light and direct access to the rear of the property, creating a bright and inviting atmosphere. A staircase centrally located in the hallway provides access to the upper floor.

Upstairs, the layout includes four thoughtfully sized bedrooms. The main bedroom offers a peaceful retreat, while the additional rooms are ideal for children, guests, or a home office. A family bathroom completes the upper floor, conveniently located to serve all bedrooms.

Room Measurements:

Kitchen/Dining - 5.75m x 3.62m (18'11" x 11'11")

Living Room - 4.79m x 3.43m (15'9" x 11'3")

WC - 1.89m x 1.07m (6'2" x 3'6")

Bedroom 1 - 3.52m x 3.23m (11'1" x 9'5")

Bedroom 2 - 4.03m x 2.68m (11'7" x 10'7")

Bedroom 3 - 3.91m x 2.28m (12'10" x 7'6")

Bedroom 4 - 3.22m x 2.16m (10'7" x 7'1")

Bathroom - 2.14m x 1.95m (7'4" x 6'5")

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 -50mmm and floor plans are not shown to scale.

Please confirm parking and garages with a sales representative upon purchase.





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EPC Rating:
 Exempt

Tenure: Freehold



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