



Connells

The Woodlands Tankerville Drive
Lightmoor Village Telford

The Woodlands Tankerville Drive Lightmoor Village Telford TF4 3UT

for sale from
£220,000



Property Description

SHOW HOME VIEWINGS AVAILABLE WE ARE OPEN 7 DAYS A WEEK 10AM - 5PM.

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

The Woodlands presents a beautiful range of 2, 3, and 4-bedroom homes, perfect for first-time buyers, families, and those seeking a peaceful yet connected lifestyle. Nestled among mature trees and landscaped parkland, these homes combine quality, comfort, and sustainability.

Designed for greener living, each home includes integrated solar panels to lower energy bills and reduce environmental impact. Electric car charging points come as standard, supporting your eco-conscious lifestyle.

Plot 137 The Hazel is a beautifully crafted two-story home that combines smart design with effortless flow. The ground floor welcomes you with a contemporary kitchen perfect for everyday living. Through the hallway is a spacious living/dining room offers a calm retreat, with french doors to the rear garden offering an abundance of natural light throughout.

Upstairs, two well-proportioned bedrooms provide peaceful sanctuaries, ideal for rest and relaxation. A stylish bathroom sits between them, complemented by a bright landing space that ties the upper floor together. Whether you're starting out, growing your family, or looking to downsize in style, The Hazel offers comfort, practicality, and timeless appeal.

Ask about our Part Exchange and Assisted Move options – making your move smoother and stress-free.

Room Measurements:

Kitchen/Dining - 4.08m x 2.98m (13'5" x 9'9")
Living Room - 4.99m x 4.00m (16'4" x 13'2")
WC - 1.81m x 1.21m (5'11" x 4'0")
Bedroom 1 - 4.08m x 2.98m (13'5" x 9'9")
Bedroom 2 - 4.03m x 2.68m (13'3" x 8'10")
Bathroom - 2.13m x 1.95m (7'0" 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 -50mm and floor plans are not shown to scale.

Please confirm parking conformation with the sales representative upon purchase.





To view this property please contact Connells on

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EPC Rating:
 Exempt

view this property online [connells.co.uk/Property/WVH333949](https://www.connells.co.uk/Property/WVH333949)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WVH333949 - 0003