



Connells

The Woodlands Tankerville Drive, Lightmoor
Lightmoor Village Telford

The Woodlands Tankerville Drive, Lightmoor Lightmoor Village Telford TF4 3UX

for sale from
£280,000



Property Description

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

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

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

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.

Step into Plot 140 The Beech, a versatile two-story home with a spacious open-plan kitchen and dining area, French doors to the garden, and a separate lounge for cozy evenings with French doors to the garden. Upstairs, the primary bedroom features an en-suite, with two further bedrooms and a stylish family bathroom.

Room Measurements:

- 1 Kitchen/Dining - 4.01m x 3.55m (13'12" x 11'8")
- 2 Living Room - 3.98m x 2.98m (13'1" x 9'9")
- 3 WC - 1.78m x 1.20m (5'10" x 3'11")
- 4 Bedroom 1 - 4.01m x 3.30m (13'2" x 10'10")
- 5 Bedroom 2 - 4.40m x 2.99m (14'5" x 9'10")

- 6 Bedroom 3 - 4.01m x 3.28m (13'2" x 10'9")
- 7 Bathroom - 2.17m x 1.97m (7'2" x 6'6")
- 8 En-Suite - 2.96m x 1.64m (9'9" x 5'4")

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 with a sales representative on each plot.





To view this property please contact Connells on

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view this property online [connells.co.uk/Property/WVH334138](https://www.connells.co.uk/Property/WVH334138)

EPC Rating: Exempt
 Council Tax Band: Deleted

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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