

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
10 Leasowe Green, Lightmoor, Telford, Shropshire, TF4 3QX



Offers in
Excess of
£500,000

A beautifully presented, character rich Individually styled, Three Bedroom Detached Timber Framed Property with driveway parking, outbuilding and spacious gardens / open grounds. Providing approximately 150.6 sq meters (1621.4 sq Feet) of excellently flexible living accommodation. Located within an idyllic setting of 14 private tucked away dwellings, nestled away from the surrounding sought after residential areas, yet also with excellent access to the local main road network.

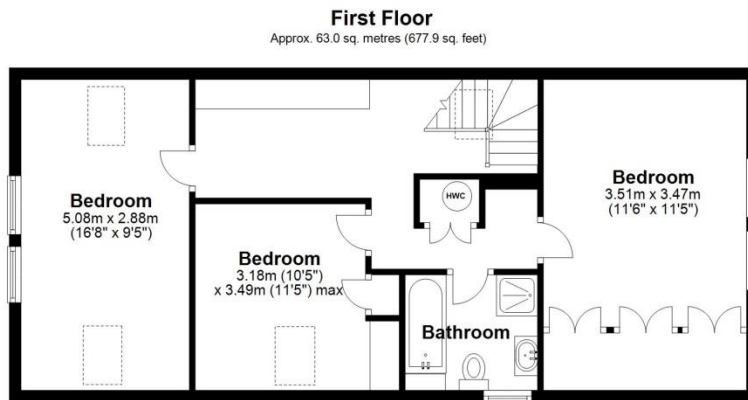
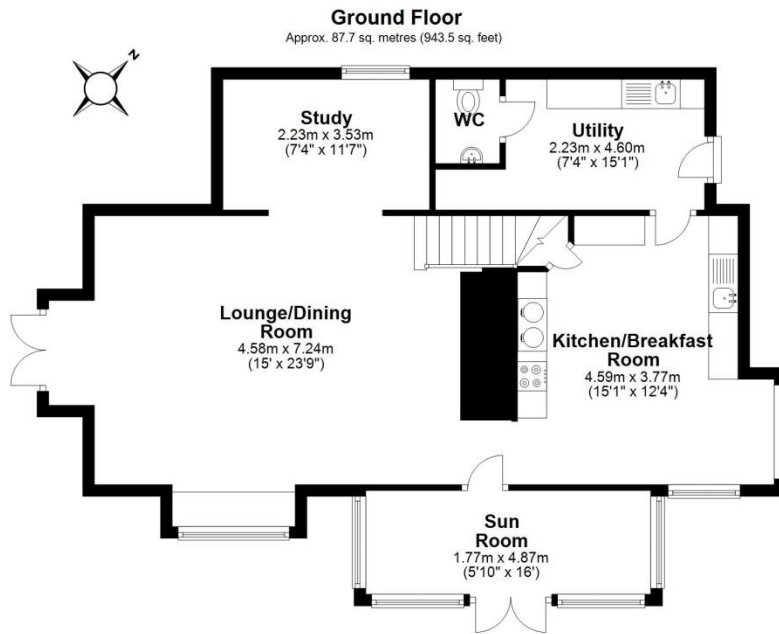
Ground floor: Sunroom leading to open-plan spacious lounge / dining room area with log burning stove, bay window and French doors opening onto wooden decking area. Study, bespoke kitchen/breakfast room with range dual fuel cooker, separate utility room and ground floor wc. First floor: Main bedroom with built in triple wardrobes, second guest bedroom of excellent size and a third good sized bedroom, family bathroom with bath and separate shower. Outside area: The property is set within expansive and truly amazing grounds, ample driveway parking, gravel pathways, trees, shrubs and flower borders. Beautifully surrounding manicured lawn areas, open boundaries, surrounded by similar grounds and all enclosed within surrounding woodlands. Solar panels, 999 year lease issued June 1985. Residents pay £120 per annum ground rent and £30 per month service charge. Viewing by prior arrangement only.

Sales
01952 641111

email: harwood@harwoodestates.com

www.telfordstateagent.co.uk

Lettings
01952 505505



Total area: approx. 150.6 sq. metres (1621.4 sq. feet)

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| Tenure | We are advised by the vendor that the property is Leasehold 999 years from June 1985 |
| Council Tax | Band D |
| Fixtures & Fittings | Where specifically mentioned in these sales particulars are included in the sale price. |
| N.B | Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order. |
| Viewing Arrangements | by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call. |

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 07 September 2024

