

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

11 Kiln Close, Lightmoor, Telford, Shropshire, TF4 3FS



**Offers in  
Excess of  
£250,000**

A well presented Three Bedroom Detached Property with en-suite, driveway and garden. Providing approximately 79.3 sq mtr ( 853.8 sq ft ) of living accommodation Situated within the much sought after location of Lightmoor Village offering a wealth of amenities including, pharmacy, Doctors Surgery, shops, café, the Lightmoor Primary School and Day Nursery, excellent access to the local road network and a short distance to the historical area of Ironbridge. Ground floor:: Hallway, ground floor wc, spacious lounge with bay window, stylish modern integrated kitchen / dining room with French doors opening on to the rear garden patio area. First floor: Main bedroom with en-suite shower room, two further bedrooms and main family bathroom. Outside area: Block paviour driveway, with side gated access into the rear enclosed garden with patio and lawn area.



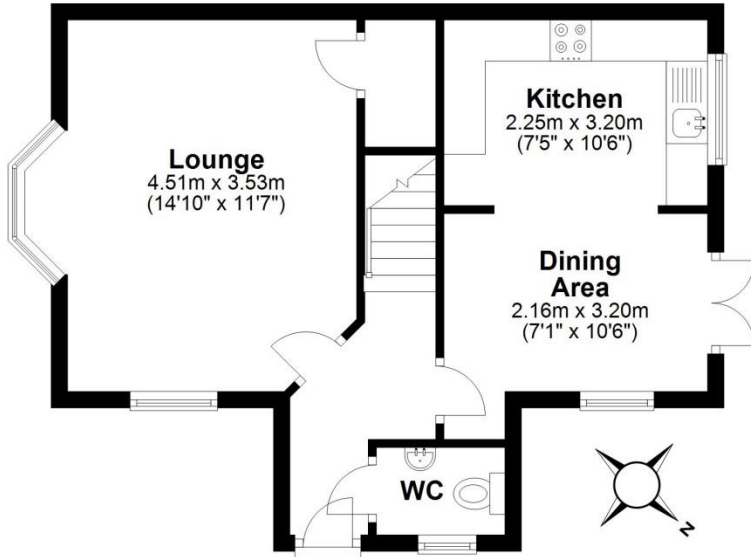
**Sales**  
**01952 641111**

**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**

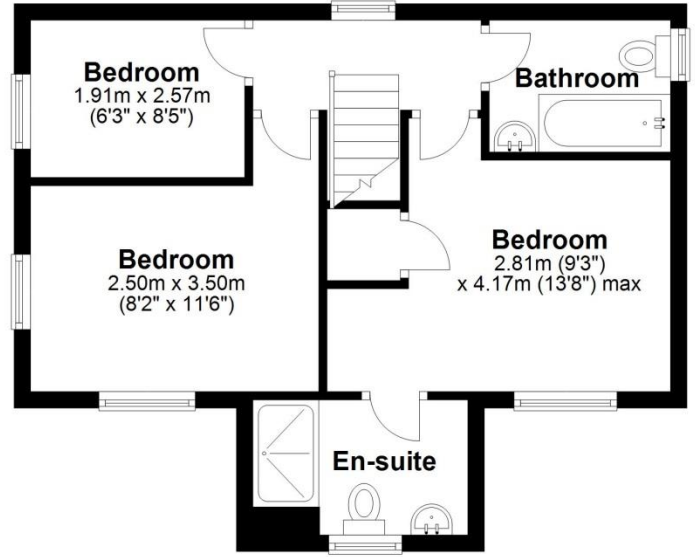
### Ground Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



Total area: approx. 79.3 sq. metres (853.8 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band C
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</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.
<b>Viewing Arrangements</b>	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

01 November 2024

