

HARWOOD

THE ESTATE AGENT

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

1 Railway View, Lightmoor, Telford, Shropshire, TF7 5QX



**Offers Over
£250,000**

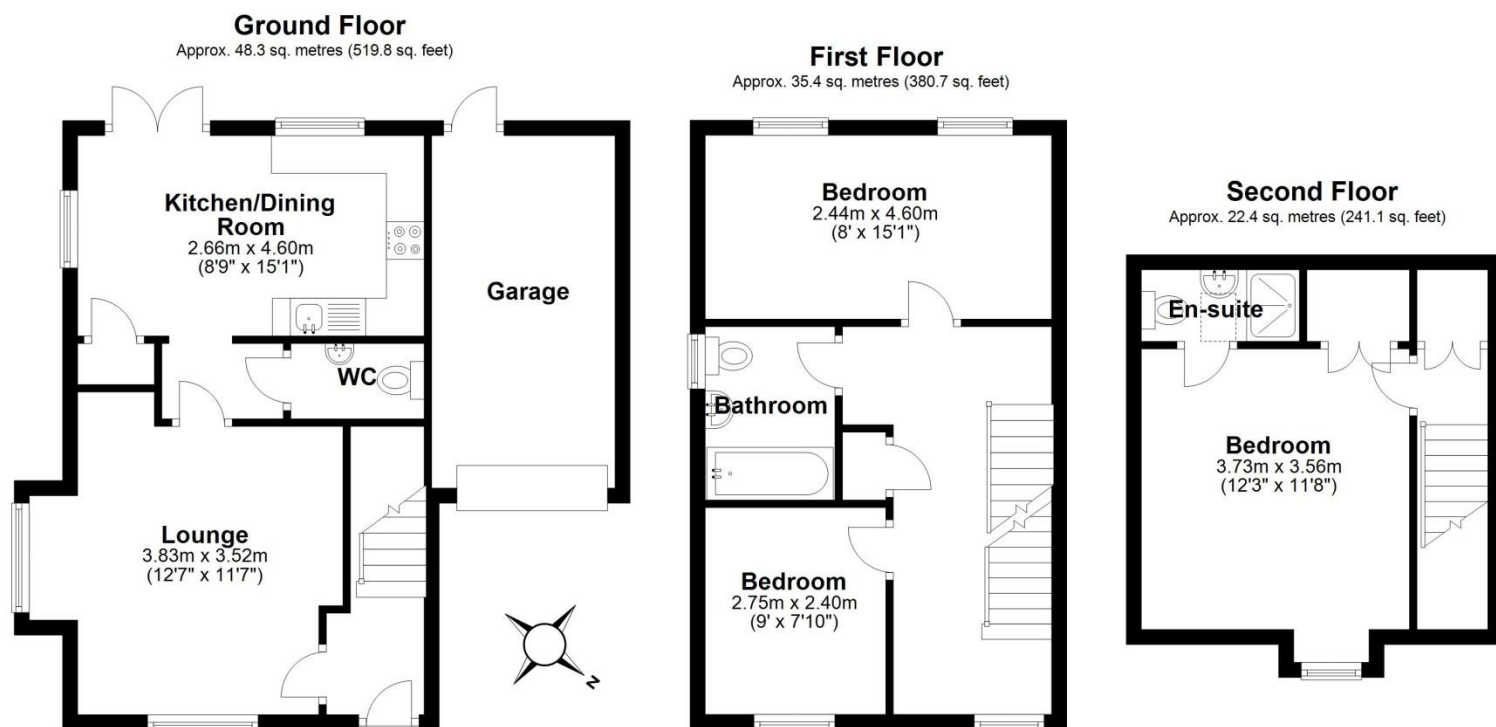
Excellent spacious Three Storey Property occupying a corner plot on the fringes of the Lightmoor development. Providing 106.1 sq meters (1141.6 sq ft) of living accommodation. Ground floor: Reception hallway, lounge with bay window, modern integrated kitchen / dining room with French doors opening out to the rear garden patio area, ground floor wc, gas central heating and double glazing. First floor: Two bedrooms and family bathroom. Second floor: Main bedroom with en-suite shower room and built in wardrobe. Outside area: Driveway with ample parking, garage with access to the rear enclosed garden via the garage with lawn and patio area.



Sales
01952 641111

email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505



Total area: approx. 106.1 sq. metres (1141.6 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band C
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 19 February 2025

