

1 Monksmoor Rd, Lightmoor Village TF4 3FW



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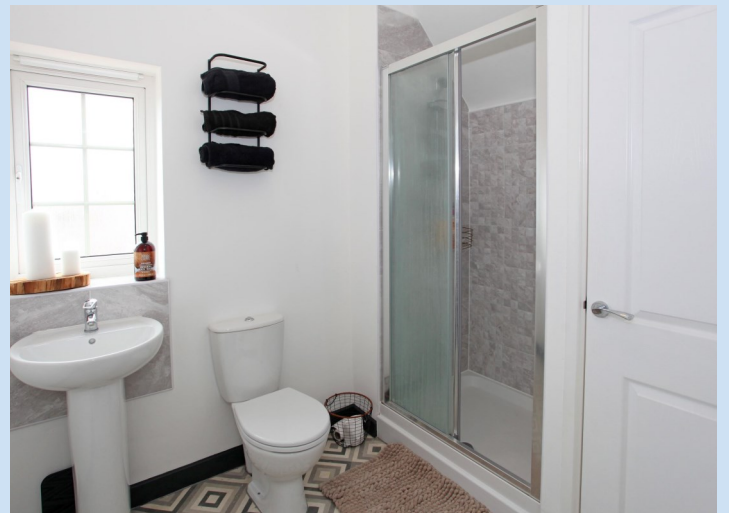
This well presented FOUR bedroom detached family home sits on a nice corner plot on this popular development.

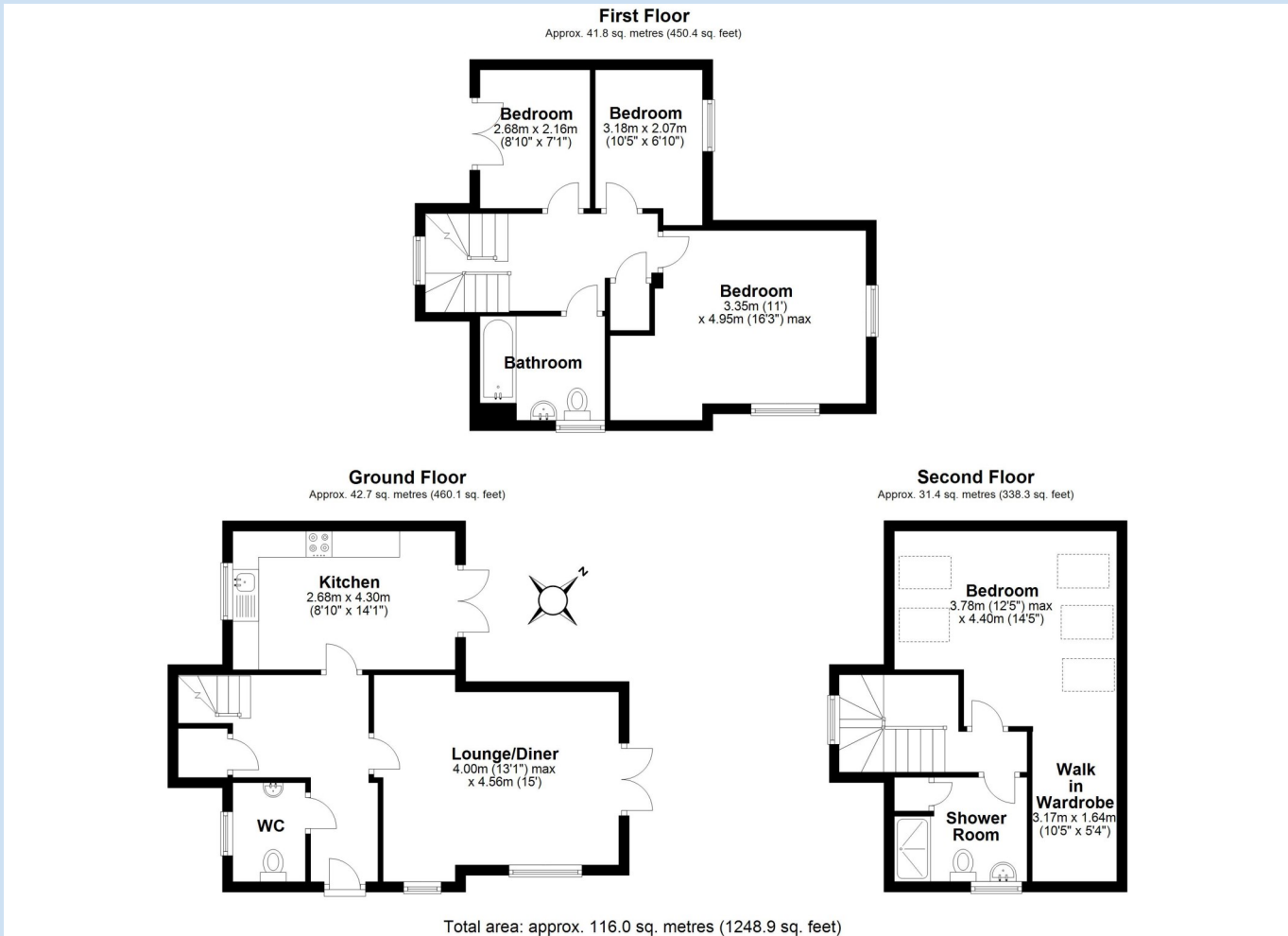
The accommodation is spread over three floors and includes entrance hall with W.C., well proportioned lounge and a stylish modern kitchen (both with double doors opening out to the garden). The first floor features three bedrooms and family bathroom, with the fourth bedroom occupying the entire second floor with walk in wardrobe and en suite shower room. There is an enclosed garden to the side and parking space. There is local schooling and nearby amenities available in both Horsehay and Dawley, historic Ironbridge is a five minute drive away and there is excellent access to Telford Town Centre and the national road network.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Tenure Freehold **Council tax** Band D

Estate service charge £378 p.a.

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. 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 : 28th May 2024