



**Estate Agents  
Letting Agents  
Surveyors & Valuers**

23 - 25 High Street  
Newport  
Shropshire  
TF10 7AT  
01952 812519  
sales@tempertons.co.uk



**35 Rays Meadow, Lightmoor, Telford, TF4 3GE**  
**Asking Price £265,000**

 3  2  1  C





# 35 Rays Meadow, Lightmoor, Telford, TF4 3GE

## Asking Price £265,000



### **\*\*CHAIN FREE\*\***

The property has been upgraded by the current owner benefiting from a stunning fully-fitted kitchen, partitioned garage, beautifully landscaped garden and more. In brief, the property layout includes a cloakroom / utility room and partitioned garage (currently used as a sound studio) to the ground floor. The first floor is set out to a full-width 'L' shaped kitchen-diner and lounge with 'French' doors to the rear garden. The second floor comprises a main bedroom with en-suite, two further good sized bedrooms and a bathroom. Externally, there is off road parking to the front and a shared gated side access to the enclosed rear garden. Furnishings may be available for separate negotiation.

Positioned in the semi rural locality of Lightmoor Village situated on the edge of Telford with Telford Town Centre and the M54 motorway within a ten minute drive. The property is ideally positioned within a stones throw from a convenience store, nursery and primary school. Entitled to two resident parking permits for Ironbridge.

The double glazed and gas centrally heated accommodation is set out in further detail below;

Recessed entrance porch and uPVC framed front door into...

### **Entrance Hall**

Having a cloak cupboard and understairs cupboard. Radiator and staircase leading to the first floor Landing. Door to...

### **Store Room (forming the rear part of the Garage)**

9'6" x 7'1" (2.90 x 2.18)

Currently used as a sound studio with power and light.

### **Cloakroom / Utility Room**

Space and plumbing provision for a washing machine. Low-level flush WC and wall mounted wash basin. Base and wall mounted cupboards.

Staircase from the ground floor rises to the first floor Landing. Door to...

### **L Shaped Full-width Kitchen-Diner**

14'9" x 8'5" 16'9" x 7'7" (4.52 x 2.59 5.12 x 2.32)

Having shaker style base and wall mounted cabinets comprising cupboards and drawers with contrasting work surfaces above and plinth lighting below. Integrated double oven, fridge-freezer, wine cooler and 4 ring induction hob. Sink with mixer tap and drainer. Dining area with double doors to Juliet balcony and front aspect double glazed window. Radiator.

### **Lounge**

16'8" x 15'0" (5.10 x 4.58)

A well proportioned room with rear double glazed window and 'French' doors to the rear garden. Two radiators.

Staircase rises the second floor Landing with side aspect double glazed window, hatch to loft and cupboard housing the combination boiler.

### **Main Bedroom**

12'4" x 10'0" (3.77 x 3.07)

A good sized double bedroom with large fitted wardrobe complete with mirror sliding doors. Front aspect double glazed window and radiator. Door to...

### **En-suite**

Walk-in tiled shower cubicle with mains shower head. Low-level flush WC and wall mounted wash basin. Towel radiator and front aspect double glazed window.

### **Second Bedroom**

13'11" x 8'9" (4.25 x 2.69)

Double bedroom with large fitted wardrobe. Rear aspect double glazed window and radiator.

### **Third Bedroom**

10'10" x 10'3" (3.32 x 3.13)

Having a rear aspect double glazed window and radiator.

### **Family Bathroom**

Panelled bath with overhead mains shower. Low-level flush WC and wall mounted wash hand basin. Towel radiator.

### **Outside**

There is off-road parking on a block paved drive fronting the integral internally partitioned GARAGE (2.60 x 2.47) providing a useful store having up-and-over door and electric power points. From the front, steps to the side of the property (shared with number 37) lead to a side gate providing access into the enclosed rear garden. Landscaped to neatly shaped lawn with gravelled and barked areas around the edges. Decking area meeting the back of the house provides space for outside entertaining and a further decking area with a timber pergola.

### **Additional Information**

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: C

EPC RATING: C

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

**BROADBAND AND MOBILE SERVICES:** We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

**ADDITIONAL CHARGES:** We understand that a service charge of approximately £40 PCM is payable to Bournville Village Trust.

**RIGHTS AND RESTRICTIONS:** We are aware that shared side access to the rear garden is shared with number 37.

**FLOODING ISSUES:** The property has not flooded in the last 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendor is not aware of any.

**COAL FIELDS/MINING:** Telford is an historic mining area. We are not aware of any mining related issues affecting the property.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519  
Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

### Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fittings, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

**HOMEBUYERS SURVEYS AND VALUATIONS** undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

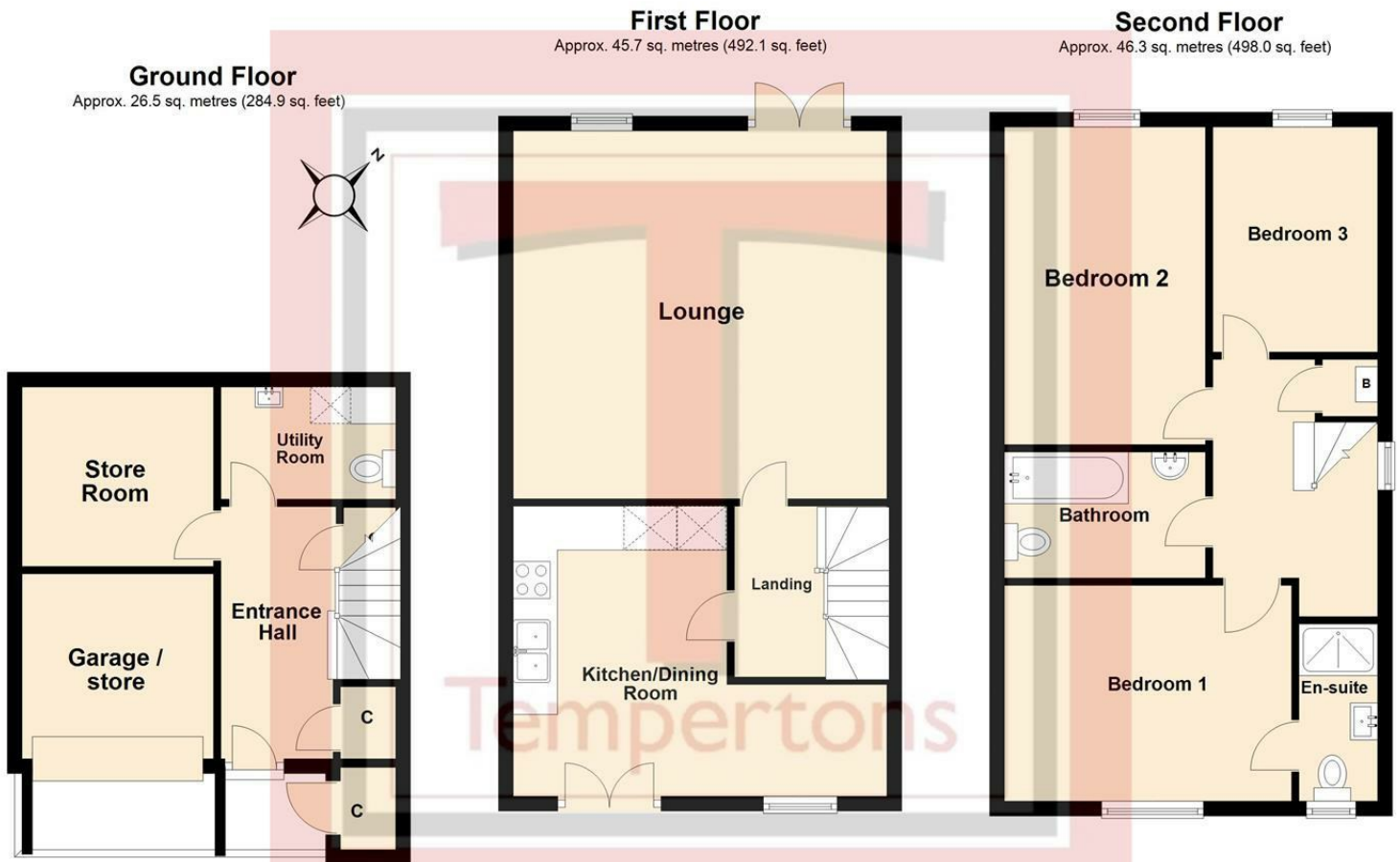
**PROPERTY LETTING** – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 118.5 sq. metres (1275.1 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.  
Plan produced using PlanUp.

**35 Rays Meadow, Lightmoor, Telford**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

