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**14 Craven Close, Lightmoor
Shropshire, TF4 3GD**



Presented to an excellent standard, a spacious and tastefully decorated three storey town house with attractive elevated views, gas fired central heating, UPVC double glazing and solar panels, excellent sized south facing lawned gardens, parking for up to three cars, highly desirable location.

Price Guide: £265,000

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Lightmoor is a beautiful modern garden village in Telford, Shropshire.

The village is being developed in phases, with each tendered using Homes England's Delivery Partner Panel. Housebuilders are selected by the Trust and Homes England based on quality and cost criteria. There is a flourishing school and community centre and three popular parks. An orchard, where a tree is planted for every new baby born, is also full.

While Lightmoor has its own unique sense of place, its management has been influenced by the stewardship of Bournville in Birmingham.

Created by philanthropist George Cadbury, Bournville has been credited with laying the foundations for the growth of garden cities.

It has also been recognised for introducing the benefits of open space into modern town planning and its ability to successfully sustain a flourishing community.

In Lightmoor the Trust, just as it has in Bournville, provides a stewardship service to foster a sustainable village.

Source Bournville Village Trust website

Location



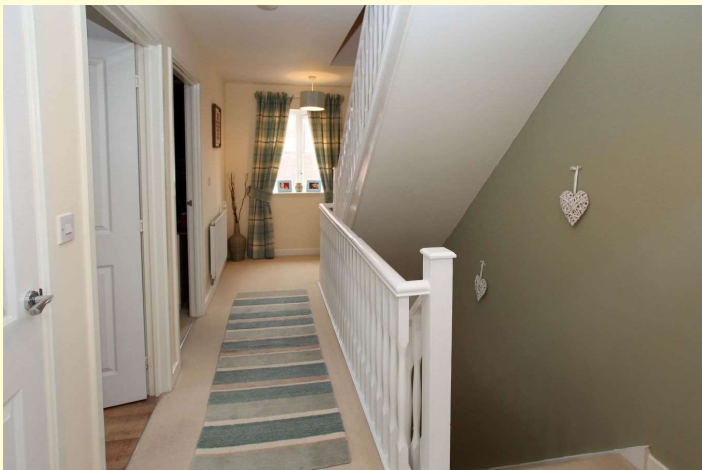
Local Authority – Telford & Wrekin Council
Council tax band D

All mains services are connected.

Viewings are strictly by appointment via the Agents

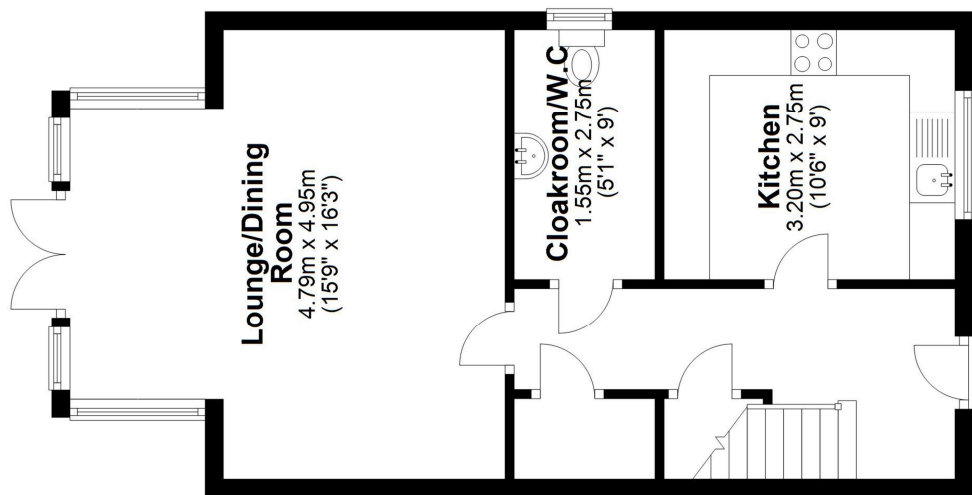
Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



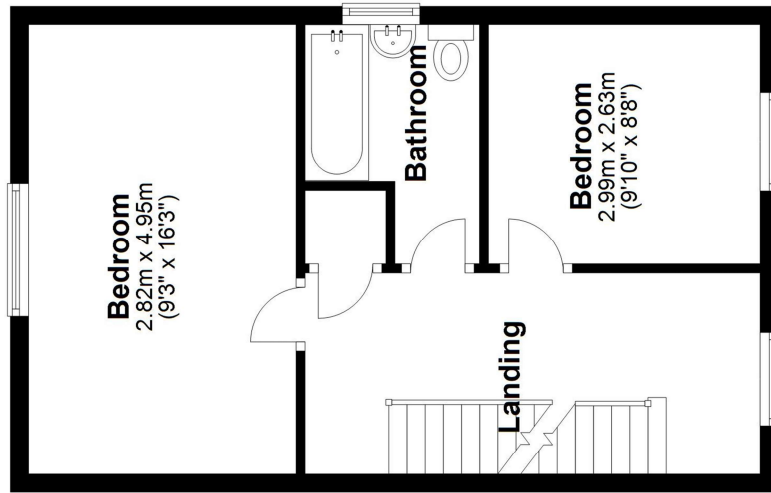
Lounge/Dining Room
4.79m x 4.95m
(15'9" x 16'3")

Cloakroom/W.C.
1.55m x 2.75m
(5'1" x 9')

Kitchen
3.20m x 2.75m
(10'6" x 9')

First Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



Bedroom
2.82m x 4.95m
(9'3" x 16'3")

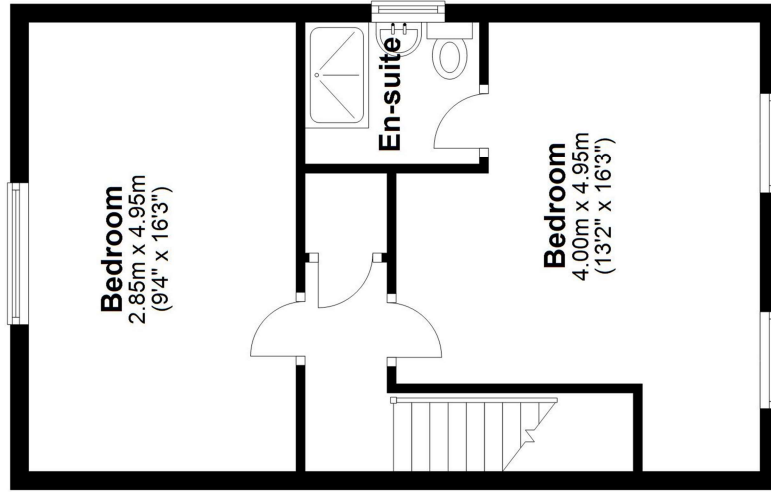
Bathroom

Bedroom
2.99m x 2.63m
(9'10" x 8'8")

Landing

Second Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



Bedroom
2.85m x 4.95m
(9'4" x 16'3")

En-suite

Bedroom
4.00m x 4.95m
(13'2" x 16'3")

Total area: approx. 123.9 sq. metres (1333.4 sq. feet)

Important note: We take great care in preparing our property brochures and the details in these particulars are believed to be correct, but their accuracy is not guaranteed nor do they form part of any contract. For clarification we wish to advise prospective purchasers that these sales particulars are intended as a general guide and none of the statements contained in these details should be relied upon as statements or representations of fact. We have not carried out a survey nor tested the services, appliances, alarms or specific fittings. Room sizes should not be relied upon for carpets and furnishings. You are advised to undertake your own local enquiries and searches and to take advice from your legal representative.