



Furnace Avenue, Lightmoor Village, Telford
Shared ownership £62,500



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Leasehold | EPC rating: B

- **** NO UPWARD CHAIN****
- Shared Ownership Property
- Private Garden
- Three Bedrooms
- NHBC
- Close to local amenities, shops and schools

Belvoir
Property is personal

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Description

Located on sought-after **Furnace Avenue** within **The Croppings** development in the picturesque village of Lightmoor, this well-presented three-bedroom end of terrace home is offered for sale on a **Shared Ownership basis (25% share)** with **no upward chain**, making it an excellent opportunity for first-time buyers and growing families alike.

The property welcomes you into a spacious open plan ground floor, thoughtfully designed for modern living. The contemporary kitchen area features stylish cabinetry and flows seamlessly into the bright living space, where double doors open onto the rear garden, creating the perfect setting for both relaxing and entertaining. The ground floor also benefits from a convenient WC and useful understairs storage cupboard.

Upstairs, the property offers three well-proportioned bedrooms, comprising two generous doubles and a good-sized single room, ideal as a child's bedroom, nursery or home office. A family bathroom completes the first floor, fitted with a bath and over-bath mixer shower.

Externally, the private rear garden enjoys a lawn and seating area, providing a pleasant outdoor retreat. To the front of the property are two allocated parking spaces.

Ideally positioned close to a protected nature reserve, the home also enjoys easy access to local amenities, shops, schools and transport links. Residents of The Croppings can enjoy the perfect balance of peaceful village surroundings and everyday convenience, with the historic Ironbridge World Heritage town located approximately three miles to the south.

Offering space, comfort and an exciting route onto the property ladder, this fantastic home is available to purchase with a 25% share for just £66,250.

- Marketing Information
- Full market value: £250,000
- Share: 25%
- Share value: £62,500
- Rent: £451.17
- Service charge: £25.54

Leasehold / EPC Rating B / Council Tax Band C

Lease Start Date 11/01/2024
Lease End Date 12/01/3014
Lease Term 990 years from 12 January 2024
Lease Term Remaining 988 years

Floorplan



Rooms

Open plan Kitchen & Living areas

Combined measurements
8.74m x 4.82m (28'8" x 15'10")

WC

1.92m x 1.01m (6'4" x 3'4")

Landing

3.04m x 1.11m (10'0" x 3'7")

Bedroom One

4.79m x 2.83m (15'8" x 9'4")

Bedroom Two

3.64m x 2.41m (11'11" x 7'11")

Bedroom Three

2.6m x 2.27m (8'6" x 7'5")

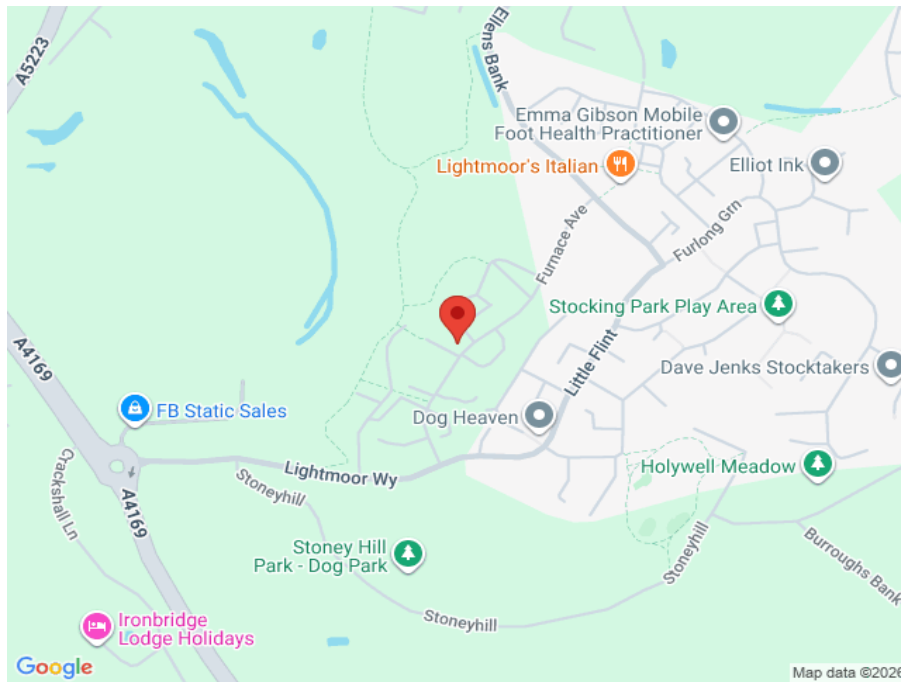
Bathroom

2.58m x 2.01m (8'6" x 6'7")

Photographs



Map



AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.