

# HARWOOD

## THE ESTATE AGENT

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

**12 Harding Wood, Lightmoor, Telford, Shropshire, TF4 3TT**



**£265,000**

This attractive Four-Bedroom Semi-Detached Family Home is situated within the much sought after location of Lightmoor, offering modern living with a wealth of local amenities, shops, primary school and day nursery, excellent access to the local road network and a short drive to the historical area of Ironbridge. The Telford Town Centre and Telford Train station are around a 10 minute drive away making it ideal for modern family life.

Providing approximately 93.9 sq mtr ( 1010.5 sq ft ) of living accommodation

Ground floor: wc, lounge with bay window, spacious stylish and modern integrated kitchen/diner with French doors opening on to the rear garden area. Gas central heating and double glazing. First floor: Main bedroom with built in wardrobes and en-suite shower room. Three further good sized bedrooms and main family bathroom

Outside area: Block paviour driveway and enclosed rear garden with patio and lawn area.

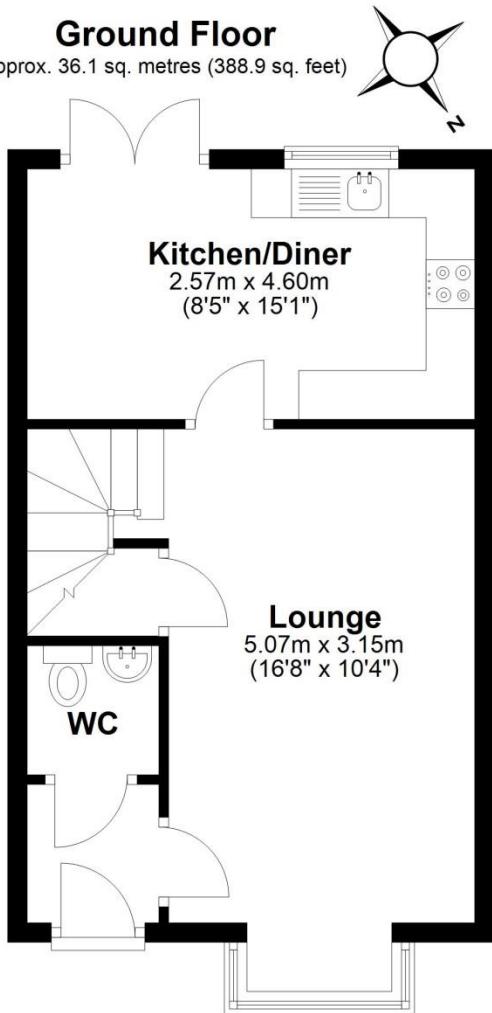
**Sales**  
**01952 641111**

**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**

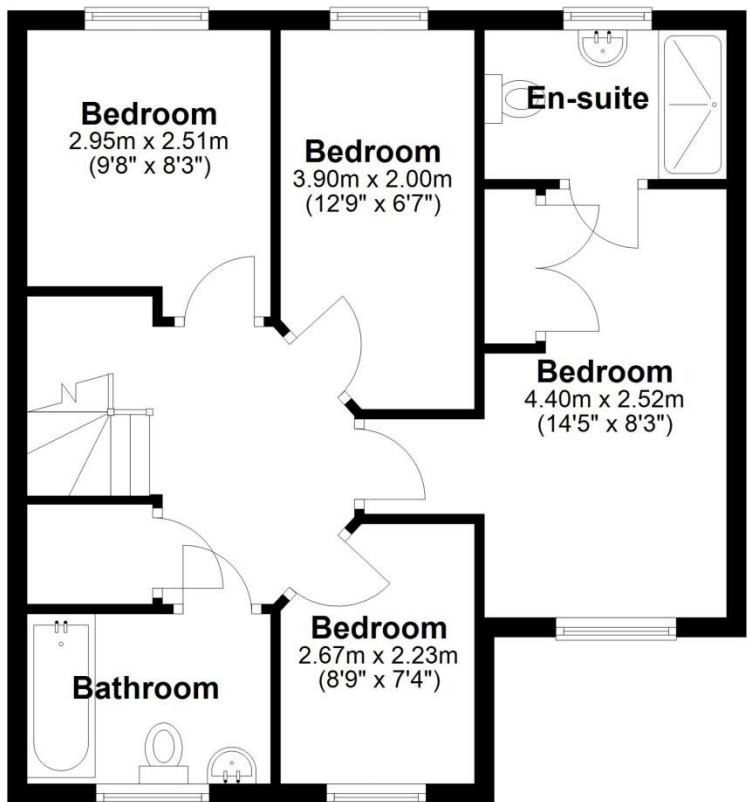
## Ground Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



## First Floor

Approx. 57.7 sq. metres (621.6 sq. feet)



Total area: approx. 93.9 sq. metres (1010.5 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

18 February 2026

