



**Connells**

Kiln Close  
Lightmoor Village Telford

# Kiln Close Lightmoor Village Telford TF4 3FS

for sale offers in the region of  
**£235,000**



## Property Description

Connells Wolverhampton are delighted to present to market this modern semi detached home perfect for first time buyers. Well located for local amenities along with the M54 and adjoining M6 motorway, this home promises to offer a contemporary modern living arrangement. Viewing is highly recommended to appreciate this fantastic starter home, please call Connells Wolverhampton to arrange a viewing.

Internally the property comprises entrance hall, ground floor wc, fitted kitchen and lounge with feature media wall. Upstairs there are three bedrooms and stylish family bathroom. Externally the property boasts a low maintenance rear garden and double off road parking to rear.

## Entrance Hall

Double doors to front, stairs to first floor landing, access to wc.

## Downstairs Wc

Double glazed window to front, wc, wash hand basin, central heating radiator.

## Lounge

14' 8" into recess x 11' 7" ( 4.47m into recess x 3.53m )

Double glazed window to side, central heating radiator, media wall with electric fireplace, storage cupboard, double glazed patio doors to rear leading to the rear garden.

## Kitchen

13' 4" max x 11' 6" max ( 4.06m max x 3.51m max )

Double glazed window to front, a range of wall and base units with work surfaces above, stainless steel sink and drainer, electric oven, gas hob, central heating radiator.

## First Floor Landing

Loft access, central heating radiator, doors to various rooms.

## Bedroom One

14' 7" max x 9' 7" max ( 4.45m max x 2.92m max )

Two double glazed windows to front, double glazed window to side, central heating radiator,

## Bedroom Two

9' 9" x 8' 4" ( 2.97m x 2.54m )

Double glazed window to side and rear, central heating radiator.

## Bedroom Three

6' 8" x 6' ( 2.03m x 1.83m )

Double glazed window to rear, central heating radiator, storage cupboard.

## Bathroom

Double glazed window to rear, wc, wash hand basin, bath mixer taps and shower over, extractor fan, central heating radiator, part tiled walls.

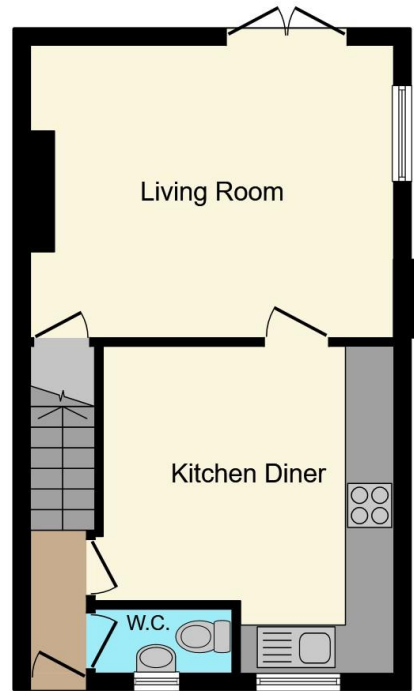
## Outside Rear

Double driveway to rear. patio area (raised and lowered), storage shed gated side access.

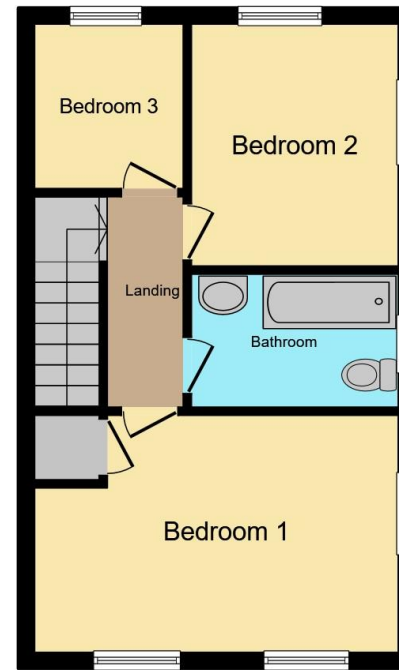








**Ground Floor**



**First Floor**

Total floor area 70.1 m<sup>2</sup> (754 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: B    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334675](http://connells.co.uk/Property/WVH334675)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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