



Connells

Rays Meadow  
Lightmoor Telford



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive deceptively spacious three/ four bedroom family home on an incredibly popular development.

Internally the property comprises of entrance hall, ground floor bedroom four/ home office, utility and downstairs wc. On the first floor there is a large lounge and a generous entertainment style kitchen diner. On the top floor there are three well proportioned bedrooms, en-suite and a separate family bathroom. Externally there is a delightful rear garden as well as a garage a short distance away from the property.

Viewing is highly recommended to appreciate the accommodation on offer.

### Study/ Bedroom Four

13' 9" x 6' 5" ( 4.19m x 1.96m )

Double glazed window to front, radiator, door to entrance hall.

### Utility

6' 4" x 4' 10" ( 1.93m x 1.47m )

Range of work units with plumbing for a washing machine, space for a tumble dryer, inset sink, radiator, door to entrance hall.

### Downstairs Wc

Wash hand basin, low flush wc, radiator, door to entrance hall.

### Entrance Hall

Double glazed door to front, stairs access, doors to various rooms.



## First Floor Landing

Doors to various rooms.

## Family Lounge

9' 10" x 15' 5" ( 3.00m x 4.70m )

French doors to rear, double glazed window to rear, radiator, door to first floor landing.

## Kitchen Diner

15' 9" max x 15' 11" max ( 4.80m max x 4.85m max )

Range of stylish wall and base units with a inset oven, hob and extractor, space for dining table, radiator, two double glazed windows to front, door to landing.

## Second Floor Landing

Doors to various rooms.

## Bedroom One

9' 3" max x 8' 11" ( 2.82m max x 2.72m )

Double glazed window to rear, radiator, door to en-suite.

## En-Suite

Mixer shower in a cubicle, low flush toilet, wash hand basin, heated towel rail, double glazed window, door to bedroom.

## Bedroom Two

9' 6" x 9' 1" ( 2.90m x 2.77m )

Double glazed window to front, radiator, door to landing.

## Bedroom Three

9' 6" x 6' 7" ( 2.90m x 2.01m )

Double glazed window to front, radiator, door to landing.

## Family Bathroom

Panelled bath, pedestal sink, low flush toilet, door to landing.

## Garage

Up and over door to front.

## Outside Rear

Mostly lawned surrounded by a range of walling and fencing.

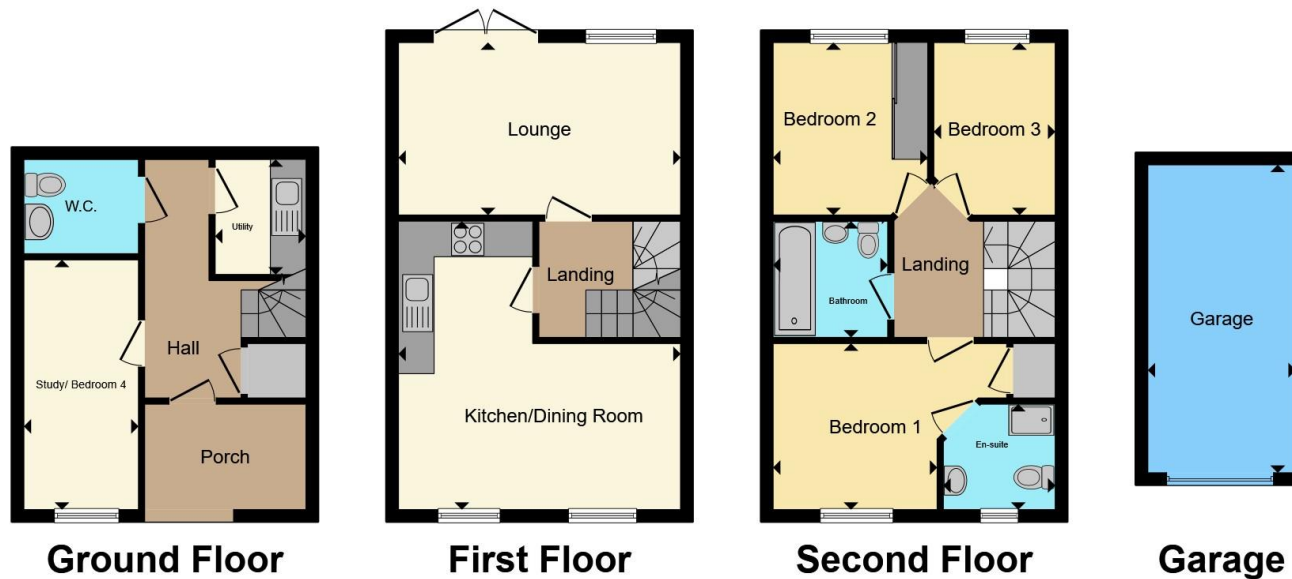
## Agents Note

Please note that whilst the property is originally built as a three bedroom there is a ground floor home office that could be used as a bedroom subject to planning permission.









Total floor area 115.6 m<sup>2</sup> (1,244 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

**Connells**

To view this property please contact Connells on

**T 01902 710 170**  
**E wolverhampton@connells.co.uk**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335209](http://connells.co.uk/Property/WVH335209)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH335209 - 0004