



Warwick Way, Leegomery,
Telford



3



2



2

£269,000

- ***NO UPWARD CHAIN***
- Detached family home
- Three bedrooms
- Garage & driveway
- Private low-maintenance rear garden
- Close to local shops and schools
- Freehold
- EPC rating D

Because property is personal with...

Belvoir



Situated in the popular residential area of Leegomery, this well-presented detached family home for sale no upward chain on Warwick Way offers spacious and versatile accommodation throughout, ideal for modern family living.

The ground floor comprises an entrance hallway, a fitted kitchen, separate dining room, generous living room with French doors opening to the rear garden, and a convenient ground floor WC. The property also benefits from an integral garage providing additional storage or potential for further use subject to any necessary consents.

To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom and landing area.

Externally, the property enjoys a private, low-maintenance rear garden, perfect for relaxing and entertaining, while to the front there is a wide driveway providing off-road parking for multiple vehicles.

Conveniently located close to local amenities including shops and schools, the property also benefits from excellent transport links, offering easy access to Telford Town Centre, the M54 motorway and surrounding areas.

Freehold / EPC Rating D / Council Tax Band D

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.





Ground Floor



Floor 1

Belvoir
Property is personal

Approximate total area⁽ⁿ⁾

955 ft²

89 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Room Measurements

Hallway 4.87m x 0.94m (16'0" x 3'1")

Bedroom One 3.47m x 3.18m (11'5" x 10'5")

WC 1.68m x 0.83m (5'6" x 2'8")

Ensuite 2.32m x 1.25m (7'7" x 4'1")

Dining Room 2.97m x 2.65m (9'8" x 8'8")

Bedroom Two 2.88m x 2.1m (9'5" x 6'11")

Living Room 4m x 3.56m (13'1" x 11'8")

Bedroom Three 2.56m x 2.1m (8'5" x 6'11")

Kitchen 3.24m x 2.57m (10'7" x 8'5")

Bathroom 1.94m x 1.73m (6'5" x 5'8")

Landing 3.22m x 1.83m (10'7" x 6'0")

Garage 4.97m x 2.41m (16'4" x 7'11")

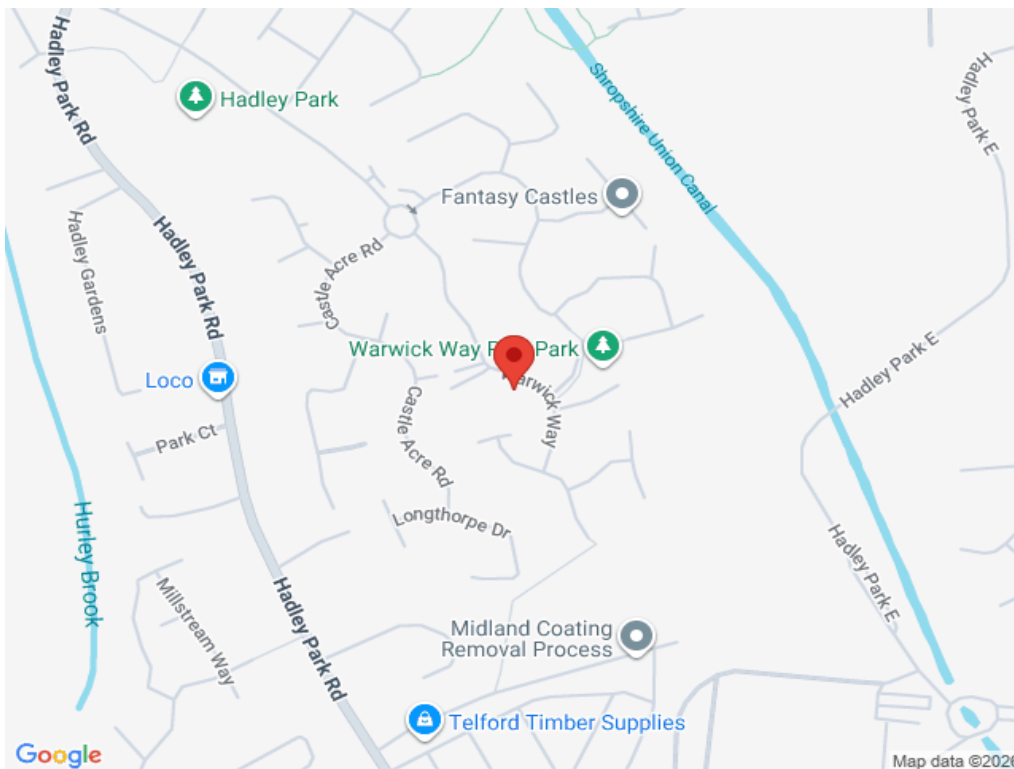
QR Codes



Material Information Report



Virtual Tour



Belvoir

Belvoir Telford

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