



**Warwick Way, Leegomery, Telford**

**£279,950**



**Freehold | EPC rating: D**

- **\*\*\*NO UPWARD CHAIN\*\*\***
- Three bedrooms
- Private low-maintenance rear garden

- Detached family home
- Garage & driveway
- Close to local shops and schools

**Belvoir**

Property is personal

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## Description

Situated in the popular residential area of Leegomery, this well-presented detached family home 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

## Floorplan



## Rooms

### Hallway

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

### WC

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

### Dining Room

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

### Living Room

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

### Kitchen

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

### Landing

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

### Bedroom One

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

### Ensuite

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

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

### Garage

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

# 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.