



**Connells**

The Woodlands Tankerville Drive, Lightmoor  
Lightmoor Village Telford



# The Woodlands Tankerville Drive, Lightmoor Lightmoor Village Telford TF4 3UX

for sale offers in the region of  
**£210,000**



## Property Description

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OPEN 7 DAYS A WEEK 10AM - 5PM.

Welcome to The Woodlands, Lightmoor Village – A Thriving, Sustainable Community in the Heart of Telford

The Woodlands presents a beautiful range of 2, 3, and 4-bedroom homes, perfect for first-time buyers, families, and those seeking a peaceful yet connected lifestyle. Nestled among mature trees and landscaped parkland, these homes combine quality, comfort, and sustainability.

Designed for greener living, each home includes integrated solar panels to lower energy bills and reduce environmental impact. Electric car charging points come as standard, supporting your eco-conscious lifestyle.

Plot 136 The Willow is a stylish two-bedroom detached apartment above its own private garage, offering privacy and practicality. A central staircase leads to a welcoming hallway with access to all rooms.

To the right is a well-equipped kitchen laid out for maximum space and flow, opening into a bright living area ideal for relaxing or entertaining. Two spacious bedrooms sit opposite, one with en-suite. The bathroom features downlighters, heated towel rail, Porcelanosa tiles, and Hansgrohe fittings.

Ask about our Part Exchange and Assisted Move schemes – making your move smoother and stress-free.

## Room Measurements:

Kitchen - 3.34m x 2.10m ( 10'11" x 6'11")  
Living/Dining Room - 3.78m x 3.74m ( 12'5" x 12'3")  
WC - 2.13m x 2.05m ( 6'9" x 7'0")  
Bedroom 1 - 5.54m x 2.67m ( 18'2" x 8'9")  
Bedroom 2 - 3.27m x 3.24m ( 10'9" x 10'7")

En-Suite - 2.66m x 1.59m ( 8'9" x 5'2")

## Location

Nestled on the edge of the Shropshire countryside, Lightmoor Village is a thoughtfully designed, just minutes from Telford town centre. This vibrant village blends modern living with a strong sense of community and green, open spaces.

Excellent local amenities, including a primary school, nursery, community centre, and convenience store - all within walking distance.

Beautiful green spaces, play areas, and walking trails that encourage an active, outdoor lifestyle.

Great transport links, with Telford Central Station and the M54 just a short drive away, making commuting to Birmingham, Wolverhampton, or Shrewsbury easy.

Close proximity to Ironbridge Gorge, a UNESCO World Heritage Site, offering scenic walks, cultural attractions, and riverside dining.

## About The Developer

Motion Homes by Morro is a leading property developer of new build homes throughout the Midlands region. Across the West and East Midlands areas, we're building homes that are environmentally friendly, energy-efficient, modern and well-connected with nearby transport links and amenities. As a forward-thinking house builder, we aim to create spaces that inspire and enhance the lives of those who live in them and within the surrounding areas.

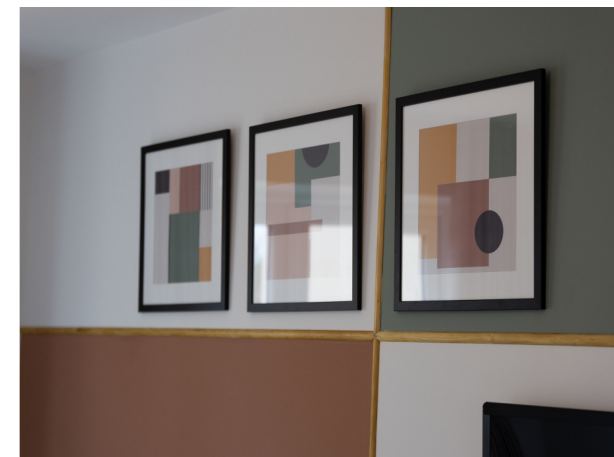
## Disclaimer

Please note the Internal images and computer generated images are for illustrative purposes only and are not an accurate representation of each property. The floor plans depict a typical layout of this house type. \*Kitchen and tile choices are available up to a certain build stage. Please speak to your dedicated sales adviser for exact plot specification details on all of the above. All dimensions are + or -50mm and floor plans are not shown to scale.

Please confirm parking and garage space with a sales representative upon purchase.







To view this property please contact Connells on

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**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating:  
 Exempt

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH334192](https://www.connells.co.uk/Property/WVH334192)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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