

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT
1 Leasowe Green, Lightmoor, Telford, Shropshire, TF4 3QX



**Offers in
Excess of
£850,000**

Uniquely Designed Spacious Five Bedroom Detached Home offering incredible versatile living The property is located within an idyllic hidden away setting, one of only 14 individually designed, detached self-build houses that share a 22 acre site, which includes a village green, meadows and woodland. Providing approximately 342.4 sq meters (3686.0 sq feet) of excellent living space The property offers: Ground floor: Porch entrance, dining hall, boot room opening into kitchen / breakfast room, open plan sitting room and conservatory, studio/study room, gym, expansive lounge with French doors opening onto patio area overlooking the garden and surrounding views. The ground floor also has a bedroom with en-suite shower room. First floor: Primary bedroom with balcony overlooking the rear garden area, dressing room and en-suite wet room offering walk in shower and separate bath, Guest bedroom also with en-suite bathroom and built in wardrobes, two further bedrooms and a family main bathroom and separate wc. Main block paviour driveway and double garage to the front of the property. The property also has a secondary block paviour driveway leading to a double detached garage with that has the potential to be a separate annex. To the rear of the property grounds is a separate rear vehicle access leading to yard area that has previously been used for large vehicle storage and with a range of out buildings along with secure lock up containers. Outside area: The property is positioned within excellently sized private grounds made up of garden area, spacious patio, yard and outbuildings all with huge potential along within surrounding woodlands. We are advised the property is leasehold with the lease currently being extended potentially up to 999 years. Residents pay £120 per annum ground rent and £30 per month service charge. Viewing by prior arrangement only.

Sales
01952 641111

email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505



Total area: approx. 342.4 sq. metres (3686.0 sq. feet)

Tenure	We are advised by the vendor that the property is Leasehold
Council Tax	Band D
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.B	Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.
Viewing Arrangements	by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 07 May 2026

