

HARWOOD

THE ESTATE AGENT

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



£975,000

Excellent Spacious Five Bedroom Detached individually styled property 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. The property offers a huge amount of living space including five reception rooms, five bedrooms, three bathrooms, games room and bar ideal for entertaining. Providing approximately 323.4 sq meters (3481.3 sq feet) of excellent living space

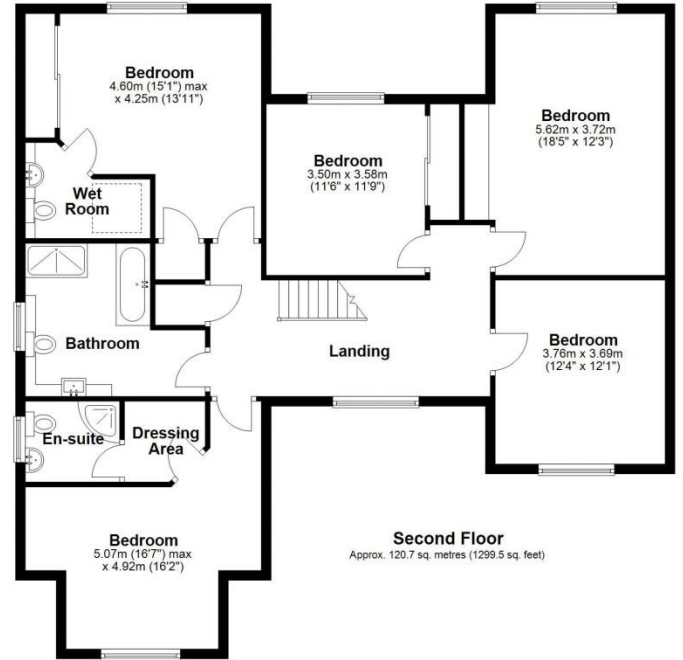
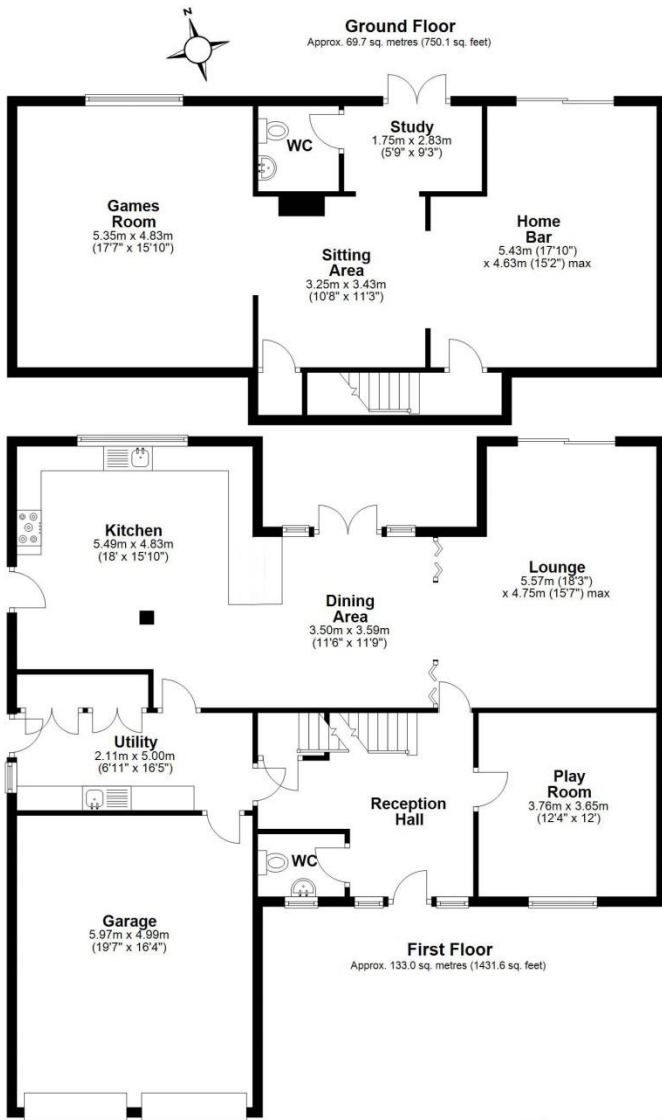
The property offers: Ground floor: Games room, sitting area and home bar area with additional second study and wc. First floor: Reception hall, play room/study, open plan lounge, dining area, modern and stylish fully integrated kitchen with separate utility room. French doors opening onto balcony area overlooking the garden and surrounding wooded views. Second floor: Primary bedroom with dressing area and en-suite shower room, guest bedroom with en-suite wet room, three further excellently sized bedrooms and a family main bathroom with bath and separate shower. The property also has an incredibly versatile expansive attic space, ideal for a number of potential uses. Double garage, extensive driveway with ample parking. The property also has solar panels helping to provide reduced energy bills. Outside area: The property is positioned within truly amazing grounds, beautiful lawn area, surrounded by similar grounds and all enclosed within surrounding woodlands. Leasehold with a 999 year lease issued June 1985. 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.telfordstateagent.co.uk

Lettings
01952 505505



Total area: approx. 323.4 sq. metres (3481.3 sq. feet)

Tenure	We are advised by the vendor that the property is Leasehold
Council Tax	Band F
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 13 April 2026

