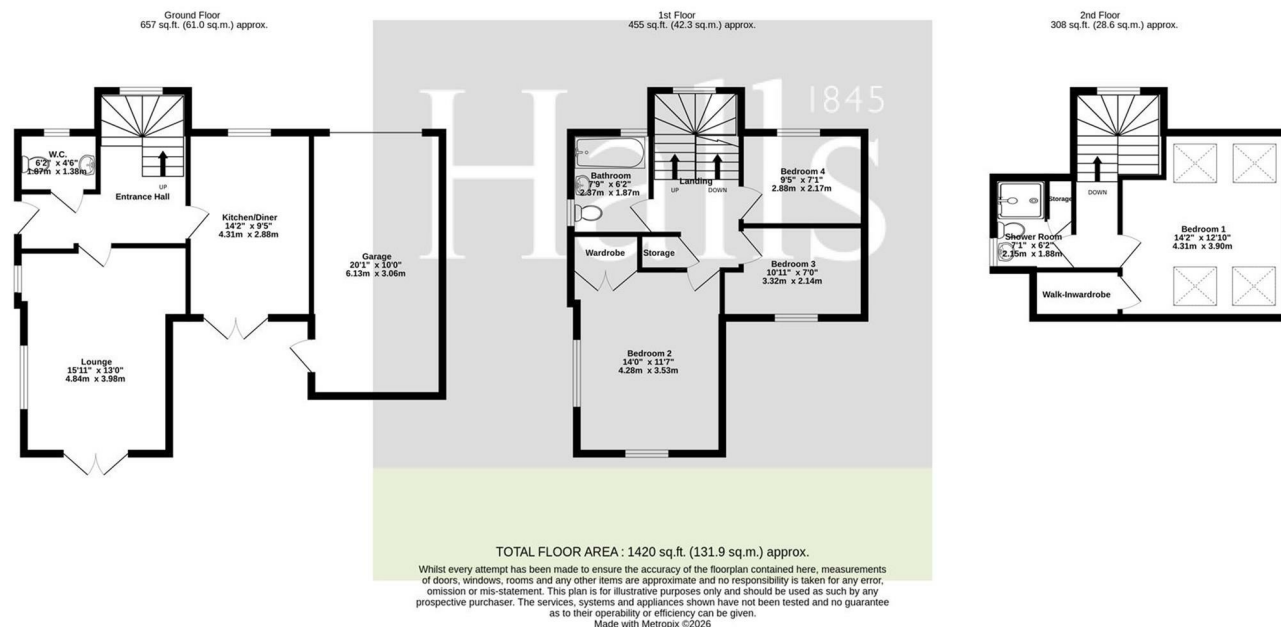


FOR SALE

17 Monksmoor Road, Lightmoor Village, Telford, TF4 3FW



FOR SALE

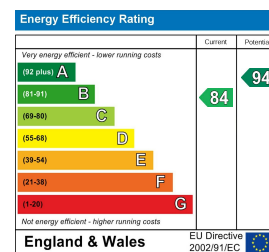
Offers in the region of £335,000

17 Monksmoor Road, Lightmoor Village, Telford, TF4 3FW

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Four-bedroom townhouse arranged over three floors, offering spacious and versatile accommodation including a modern kitchen/diner, generous living room, principal bedroom with en-suite, attached garage, driveway parking and an enclosed rear garden. Situated in the highly sought-after Lightmoor Village.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



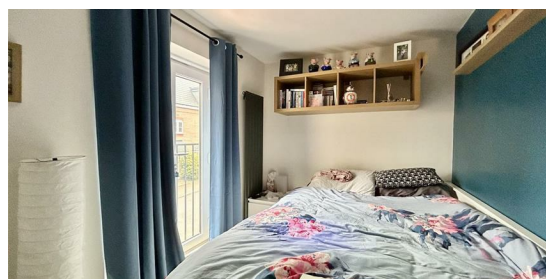
1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- EPC Rated: B
- Four-bedroom detached family home
- Principal bedroom with en-suite
- Popular Lightmoor Village location
- Attached garage & driveway parking
- Spacious accommodation over three floors

Occupying the entire second floor, the impressive principal bedroom benefits from a vaulted ceiling, built-in storage and a private en-suite shower room, creating an excellent principal suite.

Externally, the property enjoys an enclosed rear garden, ideal for outdoor dining and family enjoyment, along with an attached garage and driveway providing off-road parking.

Situated within the popular Lightmoor Village development, the property is ideally positioned for local amenities, highly regarded schools, children's play areas and scenic countryside walks, whilst remaining within easy reach of Telford Town Centre and the wider road network.

LOCATION

Lightmoor Village is a highly desirable residential development on the outskirts of Telford, combining modern living with attractive green spaces. Residents benefit from a local primary school, children's play areas, village amenities and an abundance of nearby woodland and countryside walks. Telford Town Centre is approximately four miles away, offering a wide range of shopping, leisure and transport facilities, with excellent road links including the M54 for commuting. The property enjoys a particularly quiet position away from busy main roads, making it an ideal setting for families.

ROOMS

GROUND FLOOR

LIVING ROOM

KITCHEN/DINER

FIRST FLOOR

BEDROOM

BEDROOM

BEDROOM

BATHROOM

SECOND FLOOR

BEDROOM

EN-SUITE

EXTERNAL

DRIVEWAY

GARAGE

GARDEN

LOCAL AUTHORITY

Telford & Wrekin Council

COUNCIL TAX BAND

Council Tax Band: D

POSSESSION AND TENURE

Freehold with vacant possession on completion. Estate Charge: Approximately £390.87 per annum (payable to Bournville Village Trust)

VIEWINGS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.