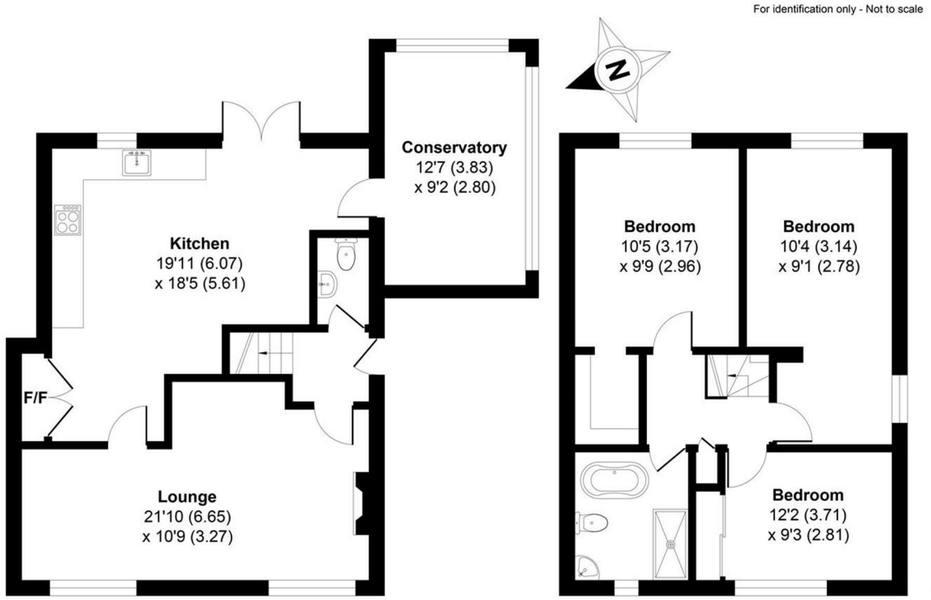
FOR SALE

9 Brick Kiln Bank, Lightmoor, Telford, Shropshire, TF7 5PQ

Approximate Area = 1256 sq ft / 116.7 sq m

For identification only - Not to scale

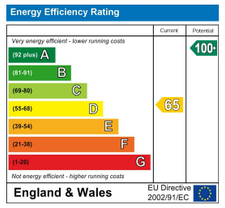


Ground Floor **First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPM52 Residential) Produced by Lens-Media for Halls.

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



01952 971800

Telford Sales
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FOR SALE

Offers Over £350,000

9 Brick Kiln Bank, Lightmoor, Telford, Shropshire, TF7 5PQ

Beautifully extended three-bedroom home set within a generous plot, tucked away in a peaceful no-through road. Enjoying gated driveway access and stunning open views to both front and rear, the property offers privacy, space, and a real sense of exclusivity.
Features include a traditional kitchen/diner, spacious lounge, light-filled conservatory, three double bedrooms, and a four-piece bathroom. Early viewing is advised.

FOR SALE

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- Amazing Views Over Protected Land
- Large Garden with Shed/Workshop
- Large Kitchen/diner, Lounge, Conservatory
- Downstairs W.C.
- No-Through Road
- Three Double Bedrooms

DESCRIPTION

Set within a generous plot, this beautifully extended home offers the kind of space and setting that's increasingly hard to find. Tucked away in a sought-after location with no through road, it enjoys a wonderfully peaceful, private atmosphere, perfect for those craving calm without sacrificing convenience.

From the moment you arrive via the gated driveway, there's a sense of arrival and exclusivity. To both the front and rear, the property is blessed with amazing open views, creating an ever-changing backdrop that can be enjoyed throughout the seasons—whether it's morning coffee or evenings winding down.

Inside, the heart of the home is the traditional kitchen/diner, a warm and sociable space ideal for family meals, entertaining friends, or relaxed weekend breakfasts. Flowing seamlessly from here is the conservatory, offering a light-filled retreat that connects you to the garden and surrounding scenery—perfect as a reading nook, dining space, or quiet spot to unwind.

The home provides three generous double bedrooms, each offering flexibility for family living, guests, or a dedicated home office. Completing the accommodation is a large four-piece bathroom suite, designed for comfort and indulgence, with space to truly relax at the end of the day. The bathroom was originally located in what is now the dressing room for the main bedroom, creating the potential to turn the property into four bedrooms if required.

Despite its tranquil setting, the property is within walking distance of Coalbrookdale and on the Silkin Way, allowing easy access to local amenities, history, and scenic walks—making it an ideal blend of countryside calm and village life.

Altogether, this is a home that delivers space, privacy, views, and lifestyle, perfectly suited to those looking for something special in a truly enviable location.

LOCATION

Lightmoor is a charming village on the edge of Telford. Surrounded by open green spaces and woodland walks, it provides a peaceful setting with easy access to Telford Town Centre and Ironbridge. The area is well served by local amenities, a welcoming community, and excellent schools, making it an ideal location for families and professionals alike.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE
21'10 x 10'9

KITCHEN/DINING ROOM
19'10" x 18'4"

CONSERVATORY
12'6" x 9'2"

FIRST FLOOR

BEDROOM ONE
10'4" x 9'8"

BEDROOM TWO
10'3" x 9'1"

BEDROOM THREE
12'2" x 9'2"

BATHROOM

EXTERNAL

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band: C

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
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.