



Helping *you* move



## 49 Green Moors, Lightmoor

Offered for sale with No Upward Chain, this two bedroom mid terraced House offers smartly presented accommodation throughout, ideal for first time buyers, young couple or investors.

Offers Over  
**£168,000**

# 49 Green Moors, Lightmoor, Telford, TF4 3TB.

## Overview

- Mid Terraced House
- Lounge / Diner
- Kitchen
- Ground Floor Cloaks
- Bathroom
- Two Bedrooms
- Rear Garden
- Allocated Parking
- Gas CH, Double Glazing
- Council Tax B. EPC C



## Location

Situated in the semi rural locality of Lightmoor Village - The Urban Village concept, inspired by King Charles III, has been achieved by Bournville Village Trust and English Partnerships working together and as an end result will offer homes, leisure and sporting facilities. Lightmoor is situated on the fringe of Telford and is within easy reach to the World Heritage Site of Ironbridge Gorge; Telford Town Centre with its excellent modern range of shops and leisure facilities is approximately 3 miles distant; the traditional Market Town of Wellington is approximately 4 miles distant.

## Brief Description

This smartly presented terraced house, decorated in neutral tones throughout, offers smartly presented accommodation ideal for first time buyers or investors. Entering into the Entrance Hall with stairs to the first floor and cloakroom off with two piece white suite. The fitted Kitchen is located to the left with a window to the front and a range of base and wall mounted units with complementary working surfaces, provision and space for a washing machine and upright fridge / freezer; integral oven, gas hob and extractor over. The Lounge / Diner is situated to the rear with French doors and side windows giving views over the rear garden.



Stairs ascend to the first floor Landing with access to loft space; Bedroom One overlooks the rear and has a range of built-in wardrobes, Bedroom Two is found on the front with a useful cupboard and the Bathroom has a white three piece suite. Internally, the accommodation benefits from gas central heating and double glazing.

The rear garden is made up of a patio area and lawned garden. A gateway provides bin access to the rear of the terrace. Allocated parking space to the rear within the communal area (accessed off Ellens Bank).



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band B.

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Junction 6 off the M54 proceed along the A5223 Lawley Drive through Lawley and carry on in the direction of Horsehay and Ironbridge until you reach Jiggers Roundabout. Turn left onto the A4169 and at the roundabout turn left into Lightmoor Way. Follow this road for some distance and it will merge into Little Flint then Furlong Green - turn left into Green Moors and follow this road along, the property will be found on the left hand side just before Ellens Bank.

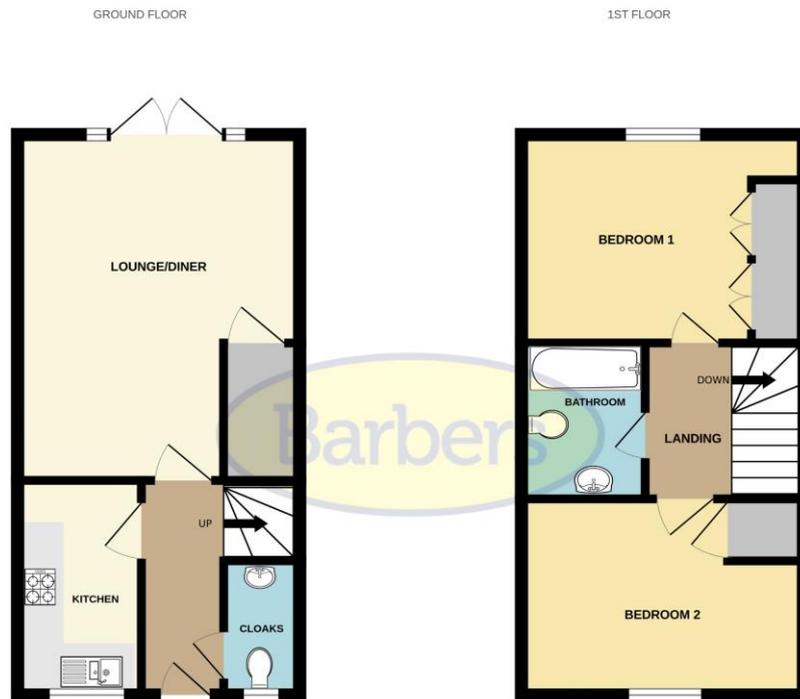
#### METHOD OF SALE

For Sale by Private Treaty.

WE32386.110123

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



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All measurements quoted are approximate:

**CLOAKROOM** 6' 0" x 2' 9" (1.83m x 0.84m)

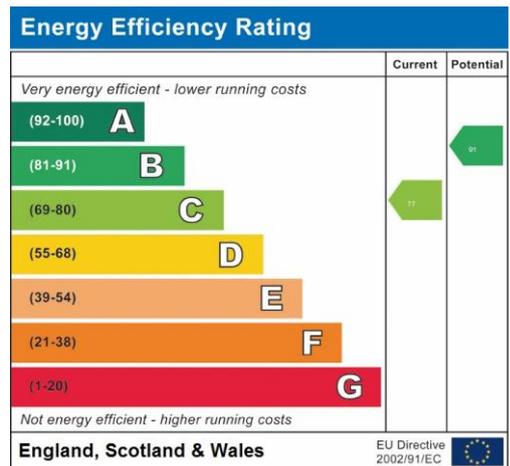
**KITCHEN** 9' 7" x 5' 6" (2.92m x 1.68m)

**LOUNGE / DINER** 15' 6" x 12' 6" (4.72m x 3.81m) max. measurements

**BEDROOM ONE** 12' 6" x 9' 5" (3.81m x 2.87m)

**BEDROOM TWO** 12' 5" x 8' 9" (3.78m x 2.67m)

**BATHROOM** 6' 6" x 5' 6" (1.98m x 1.68m)



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD  
 Tel: 01952 221 200  
 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.