



Helping *you* move



4 Gorsey Meadow, Lightmoor

This smartly presented Three Bedroom Detached House offers spacious accommodation throughout and is conveniently located for a range of local amenities along with easy access to the Ironbridge Gorge and modern facilities at Telford Town Centre.

Offers in excess of
£250,000

4 Gorse Meadow, Lightmoor, Telford, TF4 3GG.

Overview

- Detached House
- Lounge with French doors
- Modern Kitchen with Bay
- Utility, Cloakroom
- Three Bedrooms
- Bathroom
- Driveway Parking
- Front & Rear Gardens
- Gas Central Heating
- Double Glazing
- EPC C. Council Tax D



Location

Lightmoor is a developing, modern urban village development which offers shops, primary education facilities, health centre and open green spaces. The UNESCO site of Ironbridge Gorge is a little over 3 miles away while the modern range of shopping and leisure facilities available at Telford Town Centre is approximately 5 miles distant.

Brief Description

This Detached House offers smartly presented accommodation throughout. Entering into the Hall with full height storage cupboard, stairs to the first floor with useful under stairs storage cupboard. The Kitchen / Diner is immediately off to the left and has a range of high gloss base and wall mounted units with complementary working surfaces over, integrated dishwasher, oven, hob and extractor, space for an upright fridge / freezer and walk-in bay window overlooking the front garden. The Lounge has French doors giving access to the rear garden. Off the Hall is a useful Utility with provision for appliances and wall mounted cupboard; door off into the Cloakroom with two piece suite.



Stairs ascend to the first floor Landing where there is access off into the three bedrooms, the Master of which has a bay window overlooking the front. The Bathroom has a modern white three piece suite.

Externally, the property has a slate frontage with shrubs. Tandem driveway car parking to the side and a pedestrian gate provides access into the low maintenance rear garden which has a wide paved patio area, Astro-turf area and feature railway sleepers with gravel. The property benefits from gas central heating and double glazing.



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 D.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. There are solar panels attached to the roof (not in working order). There is a Estate Service Charge payable to Bournville Village Trust, currently £30 per month. 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

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 take the second exit into Lightmoor Way - proceeding along the road it will join Little Flint, take the first turning on your left hand side into Finney Drive and then right into Gorsey Meadow where the property is a short way along on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE32790.060323

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:

KITCHEN / DINER 11' 0" x 15' 2" (3.35m x 4.62m) plus bay in addition

LOUNGE 12' 3" x 11' 0" (3.73m x 3.35m)

UTILITY 6' 9" x 3' 9" (2.06m x 1.14m)

CLOAKROOM 6' 9" x 4' 7" (2.06m x 1.4m)

BEDROOM ONE 14' 6" x 10' 9" (4.42m x 3.28m) plus bay into addition

BEDROOM TWO 13' 0" x 10' 0" (3.96m x 3.05m)

BEDROOM THREE 8' 2" x 9' 6" (2.49m x 2.9m)

BATHROOM 8' 1" x 6' 6" (2.46m x 1.98m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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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.