



Helping *you* move



## The Farmhouse, 45 Stocking Park Road, Lightmoor

This most delightful End Terraced House offers beautiful, deceptively spacious accommodation, benefitting from Two Reception Rooms and Three Double Bedrooms. Having lovely views to the front over Croppings Park and located in the popular Village of Lightmoor

Offers in the Region of

**£290,000**

# The Farmhouse, 45 Stocking Park Road, Lightmoor, TF4 3QZ

## Overview

- End Terraced House
- Beautifully presented throughout
- Lounge, Study
- Kitchen Diner, Utility Room
- Cloakroom, External Laundry
- Master Bedroom with Ensuite
- Two further Bedrooms, Bathroom
- Garage, Low maintenance Garden
- Gas CH, Double Glazing
- No Upward Chain
- EPC C Council Tax D
- Service charge payable



## Location

Situated in the semi-rural locality of Lightmoor Village overlooking Croppings Park at the front. The Urban Village concept, inspired by King Charles III, has been achieved by Bournville Village Trust and English Partnerships working together. 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

The Farmhouse, along with its neighbouring properties, is located in a small, unique courtyard development on the former site of the original Lightmoor Farmhouse. Decorated in neutral tones with an abundance of natural light streaming in through the many windows, the accommodation is entered into the Reception Hall with stairs ascending to the first floor - following the accommodation to the left into the Lounge with feature fireplace with hearth and surround, window to the front and half glazed French doors opening to the rear patio. A door leads into the generously proportioned Dining Kitchen which has an excellent range of drawers, base and wall mounted units with complementary working surfaces and integrated fridge / freezer, dishwasher, double oven, electric hob and extractor over; windows to the front and rear, useful under stairs storage cupboard and door to the Utility. An opening flows into the Study with windows to the rear and side.



The Utility Room has a range of matching units and work surface, built-in washing machine, door to outside and a door into the Cloakroom with two piece suite. Stairs ascend to the first floor Landing with natural light coming from a feature ceiling window.

Bedroom One is found to the front with window overlooking Croppings Park, built-in wardrobe, door to a wonderful eaves storage cupboard and door to the Ensuite Wet Room. Bedroom Two also overlooks the front and has a built-in wardrobe, Jack & Jill door into the Bathroom with white three piece suite and a second door providing access back to the Landing; Bedroom Three has a built-in wardrobe and windows to the side and rear. The accommodation benefits from gas central heating and double glazing.

Externally, the property has a gravelled frontage with inset shrubs. To the side of the property is a useful external Laundry Room with working surface and space for appliances and storage. The rear garden is predominantly laid to a patio area and continuing around to gravelled borders with inset shrubs and brick retaining walls. The Garage is located in a block a short distance from the property with one parking space in front and there is also a useful communal bike storage unit for use of the courtyard; there is also a bin store, further area of visitor parking close to the property.



#### 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. The Garage and Bike Store are Leasehold and currently have a ground rent of £10 each per annum.

#### LOCAL AUTHORITY

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

#### SERVICES

There is a Stewardship Charge payable to Bournville which is currently £424.80 per annum; Service Charge for the courtyard is currently £204.24 per annum. 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 right into Lightmoor Way. Follow this road for some distance and it will merge into Little Flint then Furlong Green turn left and follow the road around into Stocking Park Road and turn left and then left again - the property will be found on the left hand side.

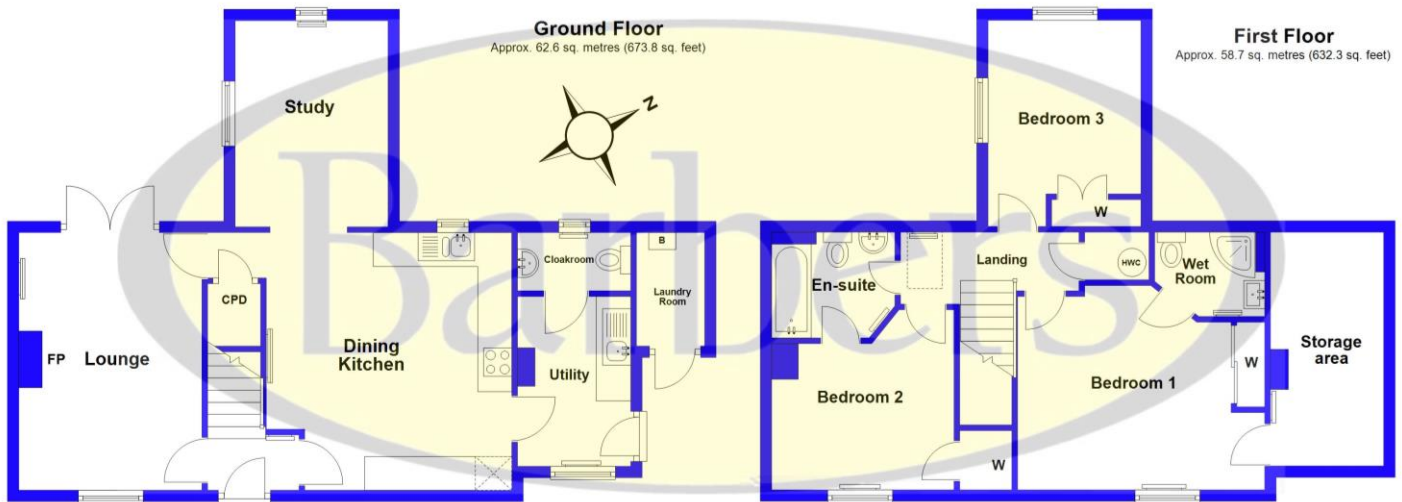
#### METHOD OF SALE

For Sale by Private Treaty.

WE33116.100523

#### 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.



Total area: approx. 121.3 sq. metres (1306.0 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software

45 Stocking Park Road, Lightmoor, Telford

**All measurements quoted are approximate:**

- LOUNGE** 14' 9" x 10' 6" (4.5m x 3.2m)
- STUDY** 11' 9" x 8' 9" (3.58m x 2.67m)
- KITCHEN / DINER** 15' 0" x 14' 0" (4.57m x 4.27m)
- UTILITY ROOM** 9' 9" x 6' 6" (2.97m x 1.98m)
- CLOAKROOM** 6' 6" x 3' 3" (1.98m x 0.99m)
- BEDROOM ONE** 14' 0" x 11' 8" (4.27m x 3.56m)
- WET ROOM** 6' 6" x 5' 0" (1.98m x 1.52m)
- EAVES STORAGE ROOM** 13' 5" x 6' 6" (4.09m x 1.98m)
- BEDROOM TWO** 10' 6" x 8' 5" (3.2m x 2.57m)
- BATHROOM** 7' 1" x 6' 1" (2.16m x 1.85m)
- BEDROOM THREE** 9' 9" x 8' 9" (2.97m x 2.67m)
- EXTERNAL LAUNDRY ROOM** 6' 7" x 4' 0" (2.01m x 1.22m)
- GARAGE** 19' 9" x 8' 2" (6.02m x 2.49m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.