



Helping *you* move



33 Green Moors, Lightmoor

A smartly presented Second Floor Apartment offered for sale with no upward chain - providing open plan Kitchen / Dining / Living accommodation, Two Bedrooms and an allocated undercover parking space.

Offers in the Region of

£150,000

33 Green Moors, Lightmoor, Telford, TF4 3TB.

Overview

- Second Floor Apartment
- Well presented throughout
- Lounge / Dining / Kitchen
- Bedroom with En-suite & Balcony
- Additional Bedroom
- Bathroom
- Gas CH, Double Glazing
- Allocated covered parking space
- No Upward Chain
- EPC C, Council Tax B
- Service charge payable



Location

Situated in the semi rural locality of Lightmoor Village with an attractive open aspect with views over Woodlands Park, surrounding woodlands and The Wrekin. The Urban Village concept has been achieved by Bournville Village Trust and English Partnerships working together and as an end result offers homes, education, leisure and sporting facilities. Lightmoor is situated 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 Apartment is accessed from a communal Hallway and entered via a front door into the L shaped Entrance Hall - immediately to the left you will find a useful boiler cupboard and additional storage cupboard with plumbing for a washing machine. To the right, a door opens into the open plan Living / Dining / Kitchen area - to the Kitchen area there are a range of drawers, base and wall mounted units with complementary working surfaces, inset 1.5 bowl sink unit, integrated oven, hob and extractor. The Kitchen flows into the Dining space and onto the Lounge with two windows providing natural light and views over the Village Square and beyond.



Continuing along the hall you will find the Bathroom with a modern white three piece suite. Bedroom Two is approached first and benefits from two built-in double wardrobes. Bedroom One - a spacious room, narrowing to a point with lovely window and glazed door opening to the feature balcony to allow a pleasant external seating area; a door opens to the En-suite Shower Room. The Apartment benefits from gas central heating and double glazing.

Externally, accessing the parking area specifically for apartments - no.33 enjoys an allocated, undercover parking space - to access the apartments proceed diagonally to one of the three access doors and proceed up to the second floor - through the access door and no.33 is the second Apartment along on the left hand side.



TENURE

We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. The lease commenced in 2004 for 125 years. The ground rent, service charge and stewardship charge are currently £1629.72 per annum.

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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 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 for a short distance and turn left into the courtyard parking area where a designated space for no.33 will be found immediately on the left in an undercover area.

METHOD OF SALE

For Sale by Private Treaty.

WE36637.011024

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 87.5 sq. metres (941.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

All measurements quoted are approximate:

OPEN PLAN KITCHEN / DINING / LOUNGE 35' 8" x 15' 7" (10.87m x 4.75m)
maximum measurements, narrowing to 9' 6" 2.9m

BATHROOM 7' 8" x 5' 5" (2.34m x 1.65m)

BEDROOM ONE 19' 3" x 12' 0" (5.87m x 3.66m) max. measurements

EN-SUITE 7' 9" x 5' 3" (2.36m x 1.6m)

BEDROOM TWO 14' 2" x 10' 8" (4.32m x 3.25m)



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

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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.