



Helping *you* move



## 21 Rays Meadow, Lightmoor

This tastefully presented, Three Bedroom Town House provides spacious accommodation throughout and benefits from an integral garage and driveway. Located in the popular modern Village of Lightmoor which is conveniently placed for access to Ironbridge and Telford Town Centre.

Offers in the Region of

**£260,000**

# 21 Rays Meadow, Lightmoor, Telford, TF4 3GE.

## Overview

- Three Storey Town House
- Spacious Accommodation
- L shaped Kitchen / Diner
- Lounge
- Main Bedroom with En-suite
- Two further Bedrooms
- Bathroom
- Utility / Cloakroom
- Garage and Driveway
- Gas CH, Double Glazing
- Service Charge payable
- EPC C, Council Tax B



## 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.

## Brief Description

This spacious town house offers beautifully presented and well maintained accommodation throughout. The property is approached through a recessed Entrance Porch with useful storage nook to the left and entrance door opening into the Hallway with stairs to first floor, an under stairs storage cupboard and further coat / boot cupboard; door to the rear to the Utility Cloakroom with low level WC, working surface with cupboard and circular sink, provision and space for two appliances.

Stairs ascend to the first floor Landing where you will find the living accommodation - a door opens into the spacious Lounge with window and French doors opening onto the patio. The L shaped Kitchen / Diner has a window and Juliet style balcony with French Doors providing ample natural light - there is a range of drawers, base and wall mounted units with complementary working surfaces and inset 1.5 bowl stainless steel sink unit, space for a dishwasher; integrated fridge / freezer, oven with gas hob and extractor over.



A further staircase rises to the second floor Landing where you will find the Bedrooms - Bedroom One overlooks the front and has a range of built-in wardrobes and door into the En-suite with modern white three piece suite. There are two further Bedrooms overlooking the rear garden. The Bathroom has a white three piece suite with shower to the bath. The property benefits from gas central heating and double glazing.

Externally, the property is approached over a driveway to the integral garage with up-and-over door. Steps to the side of the property ascend up to first floor level and branch left to the neighbour and to the right to no.21. A gate provides access into the rear with steps descending down into the garden which is made up of an attractive shrub border, slate garden area and patio.



#### 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. There is an Estate Service Charge payable to Bournville Village Trust which is currently £378.75 per annum. 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

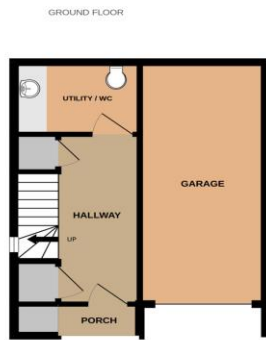
From Junction 6 off the M54 proceed along the A5223 Lawley Drive through Lawley and carry on in the direction of Horsehay and Ironbridge until you reach Jiggers Roundabout. Turn left onto the A4169 and at the roundabout take the second exit into Lightmoor Way - Rays Meadow is the third turning on your right hand side; the property will be found on your left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE35073.040324

**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.



All measurements quoted are approximate:

**UTILITY / CLOAKROOM** 7' 7" x 5' 1" (2.31m x 1.55m)

**KITCHEN / DINER** 16' 7" x 14' 9" (5.05m x 4.5m)  
max. measurements, L shaped Room

**LOUNGE** 16' 8" x 15' 0" (5.08m x 4.57m)

**BEDROOM ONE** 12' 1" x 9' 6" (3.68m x 2.9m)

**EN-SUITE** 6' 9" x 4' 3" (2.06m x 1.3m)

**BEDROOM TWO** 14' 1" x 8' 8" (4.29m x 2.64m)

**BEDROOM THREE** 10' 0" x 7' 6" (3.05m x 2.29m)

**BATHROOM** 8' 0" x 5' 7" (2.44m x 1.7m)

**GARAGE** 18' 6" x 7' 10" (5.64m x 2.39m)

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>		
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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## 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.