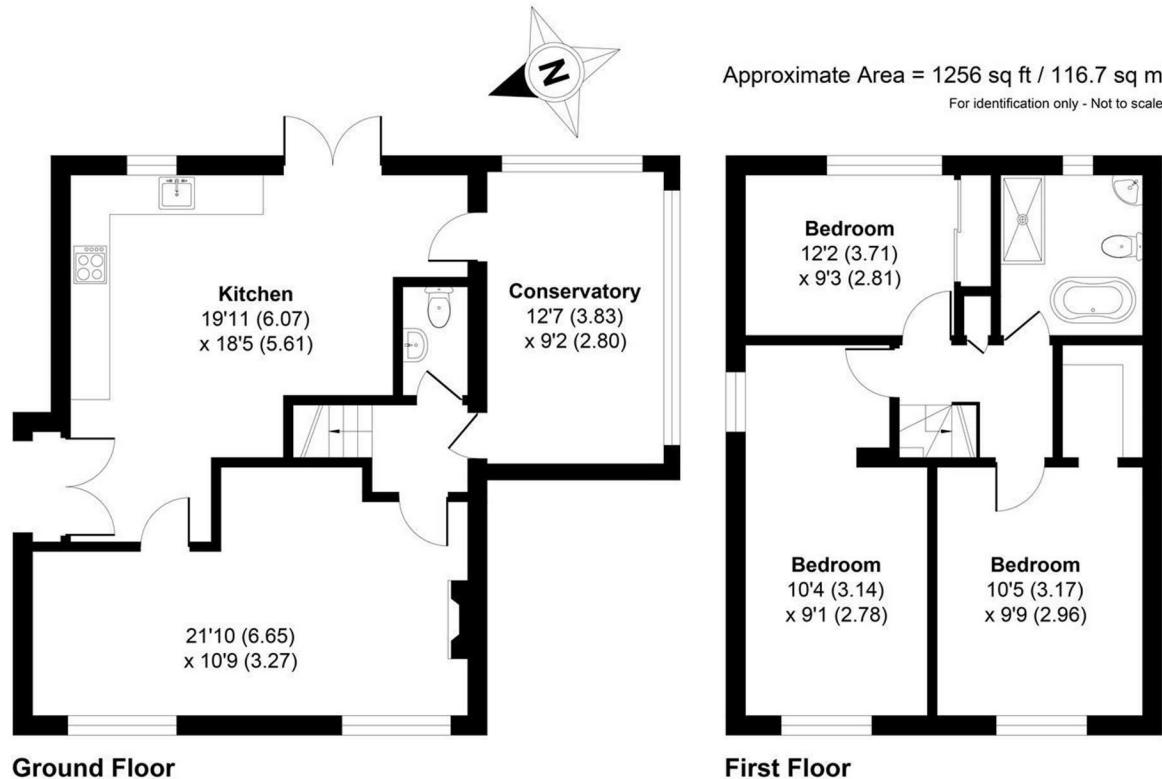


FOR SALE

9 Brick Kiln Bank, Lightmoor, Telford, TF7 5PQ

Halls¹⁸⁴⁵

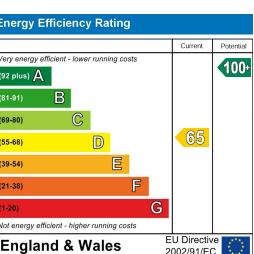


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



FOR SALE

Offers in the region of £365,000

9 Brick Kiln Bank, Lightmoor, Telford, TF7 5PQ

Beautifully extended three-bedroom home set within a generous plot, tucked away in a peaceful no-through road. Enjoying gated driveway access and stunning open views to both front and rear, the property offers privacy, space, and a real sense of exclusivity. Features include a traditional kitchen/diner, spacious lounge, light-filled conservatory, three double bedrooms, and a four-piece bathroom. Early viewing is advised.

Halls¹⁸⁴⁵

01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

halls gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial



halls gb.com

01952 971800

1 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- **Amazing Views**
- **Large Plot with Garden Shed/Workshop**
- **Spacious Rooms**
- **Downstairs W.C.**
- **No-Through Road**
- **Well-Presented**

DESCRIPTION

Set within a generous plot, this beautifully extended home offers the kind of space and setting that's increasingly hard to find. Tucked away in a sought-after location with no through road, it enjoys a wonderfully peaceful, private atmosphere, perfect for those craving calm without sacrificing convenience.

From the moment you arrive via the gated driveway, there's a sense of arrival and exclusivity. To both the front and rear, the property is blessed with amazing open views, creating an ever-changing backdrop that can be enjoyed throughout the seasons—whether it's morning coffee or evenings winding down.

Inside, the heart of the home is the traditional kitchen/diner, a warm and sociable space ideal for family meals, entertaining friends, or relaxed weekend breakfasts. Flowing seamlessly from here is the conservatory, offering a light-filled retreat that connects you to the garden and surrounding scenery—perfect as a reading nook, dining space, or quiet spot to unwind.

The home provides three generous double bedrooms, each offering flexibility for family living, guests, or a dedicated home office. Completing the accommodation is a large four-piece bathroom suite, designed for comfort and indulgence, with space to truly relax at the end of the day. The bathroom was originally located in what is now the dressing room for the main bedroom, creating the potential to turn the property into four bedrooms if required.

Despite its tranquil setting, the property is within walking distance of Coalbrookdale and on the Silkin Way, allowing easy access to local amenities, history, and scenic walks—making it an ideal blend of countryside calm and village life.

Altogether, this is a home that delivers space, privacy, views, and lifestyle, perfectly suited to those looking for something special in a truly enviable location.



LOCATION

Lightmoor is a charming village on the edge of Telford. Surrounded by open green spaces and woodland walks, it provides a peaceful setting with easy access to Telford Town Centre and Ironbridge. The area is well served by local amenities, a welcoming community, and excellent schools, making it an ideal location for families and professionals alike.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

21'10" x 10'9"

KITCHEN/DINING ROOM

19'10" x 18'4"

CONSERVATORY

12'6" x 9'2"

FIRST FLOOR

BEDROOM ONE

10'4" x 9'8"

BEDROOM TWO

10'3" x 9'1"

BEDROOM THREE

12'2" x 9'2"

BATHROOM

EXTERNAL

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: C

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly, the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.