

FOR SALE



Brook Houses, 3 Brick Kiln Bank, Lightmoor, Telford, TF7 5LH



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FOR SALE

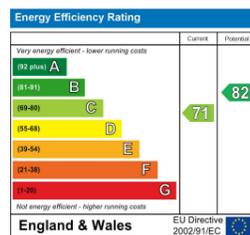
Offers in the region of £375,000

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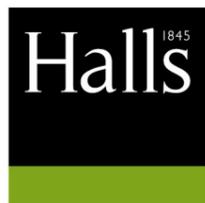
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



Immaculately presented two-bedroom semi-detached cottage in a tucked-away location, offered for sale with no onward chain. Features a bright lounge/dining room, spacious kitchen/breakfast area, two bedrooms, top-floor space, and large front and back gardens with paved terrace. Beautifully maintained and full of character, a rare find.



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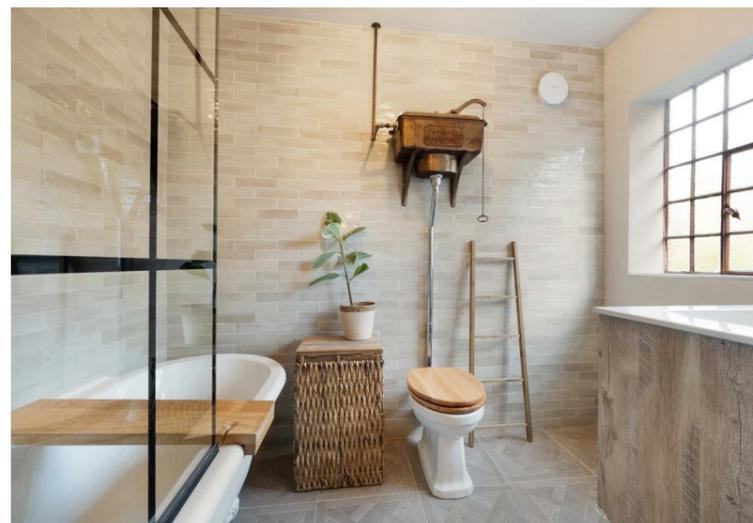
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Immaculately Presented Throughout
- ****NO CHAIN****
- Two Bedrooms & Loft Room
- Good Sized Front & Rear Garden
- Excellent Transport Links
- Ample Parking.

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.

GROUND FLOOR

ROOMS

KITCHEN/BREAKFAST
14'9" x 13'9"

LIVING/DINING ROOM
23'7" x 13'5"

FIRST FLOOR

BEDROOM ONE
12'1" x 11'9"

BEDROOM TWO
9'10" x 8'6"

SECOND FLOOR

LOFT ROOM
20'4" x 9'10"

EXTERNAL

GARDEN

DESCRIPTION

Set in a tucked-away position, this beautifully finished two bedroom semi-detached cottage is a true gem. The property has been thoughtfully maintained and presented to a very high standard throughout.

The ground floor includes a welcoming lounge/dining room area, that has doors out to the garden, a light, well-planned space that's both practical and beautifully presented. This leads into the kitchen/breakfast room, an impressive feature of the property with a kitchen island, high quality finish and access outside.

On the first floor, there are two well-proportioned bedrooms and a family bathroom. The top floor is a large space currently being utilised as a bedroom suite with dressing area.

Outside, the property enjoys front and rear gardens with paved dining area and storage outbuildings.

This is a home with real warmth and quality, tucked away yet conveniently placed, offering a rare combination of space, character and finish. Viewing is strongly advised.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: C

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

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.