

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

5 Griffins Wood Close, Lightmoor Village, Telford, Shropshire, TF4 3GX



**Offers in  
Excess of  
£280,000**

**Excellent spacious Three bedroom End of Terraced Property with driveway parking and enclosed garden.**

**Providing approximately 105.4 sq mtr ( 1134.3 sq ft ) of living accommodation**

**Situated within the much sought after location of Lightmoor Village, offering a wealth of amenities including, pharmacy, Doctors Surgery, shops, café, the Lightmoor Primary School and Day Nursery, excellent access to the local road network and a short distance to the Historical area of Ironbridge. Ground floor: Hallway, ground floor wc, study, modern stylish open plan fitted kitchen, spacious breakfast/sitting area with French doors opening onto the rear garden area, gas central heating and double glazing. First floor: Spacious lounge and excellent sized primary bedroom with en-suite shower room. Second floor: Two very good sized bedrooms and main family bathroom. Driveway suitable for a number of vehicles, side access opening into the rear enclosed garden area with patio, wooden decking area and lawn.**

**Sales**  
**01952 641111**

**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**

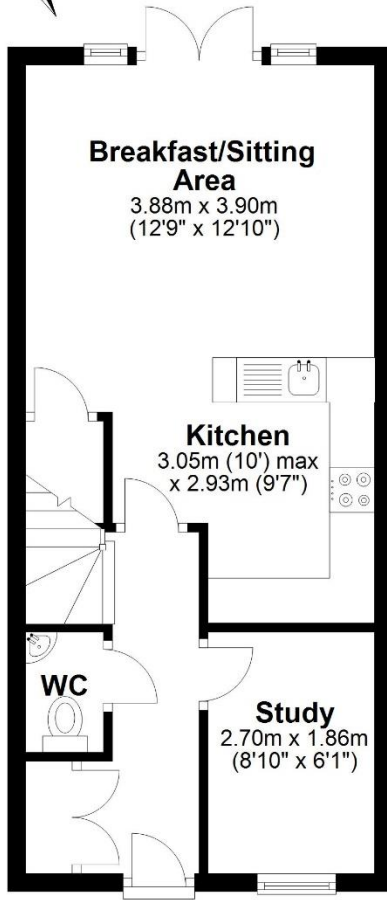
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**



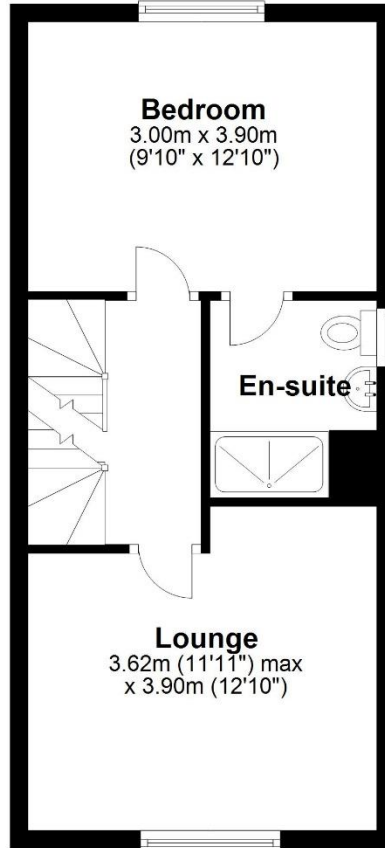
## Ground Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



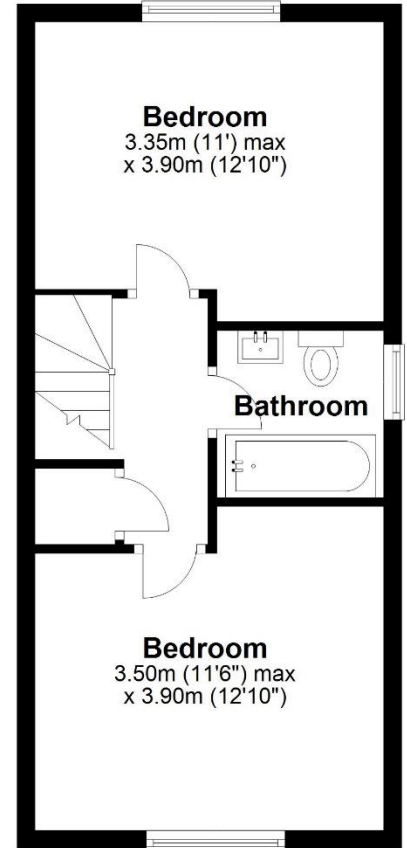
## First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



## Second Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 105.4 sq. metres (1134.3 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band C
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<b>Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.</b>
<b>Viewing Arrangements</b>	<b>by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.</b>

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 18 January 2024

