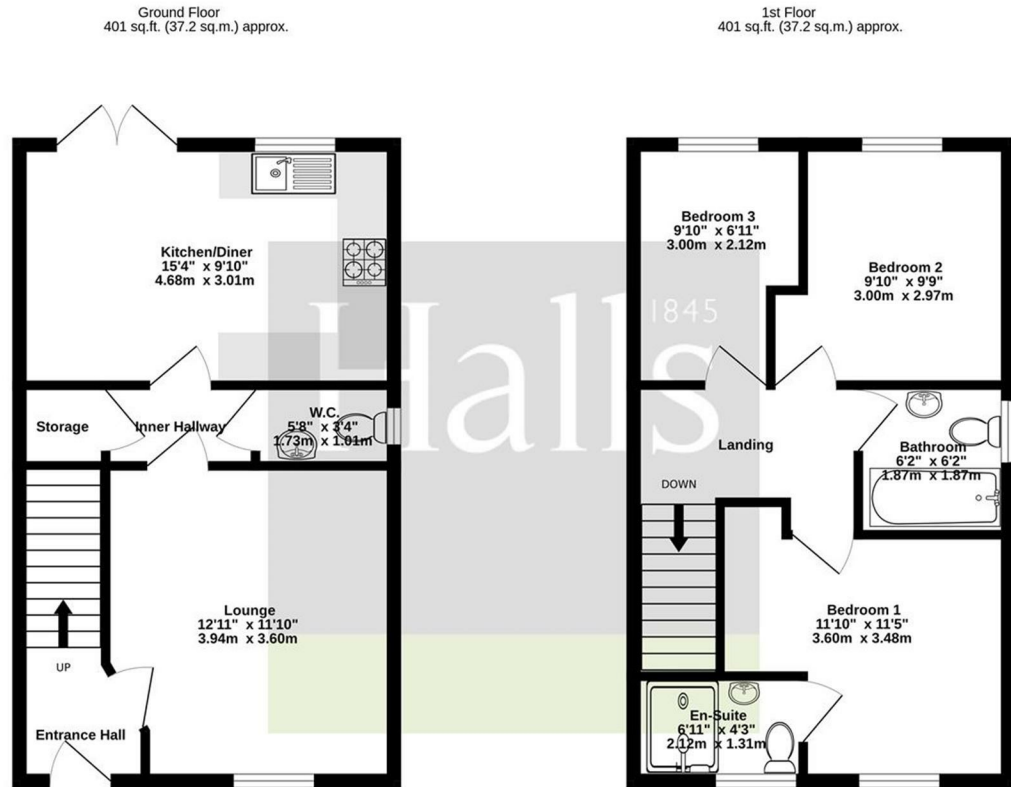


FOR SALE



8 Griffins Wood Close, Lightmoor Village, Telford, TF4 3GY



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2026



FOR SALE

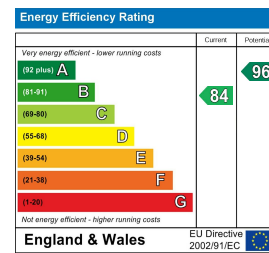
Offers in the region of £235,000

8 Griffins Wood Close, Lightmoor Village, Telford, TF4 3GY

**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



A stylish and well-presented three bedroom home, perfect for first time buyers, featuring a bright lounge and a spacious open plan kitchen/dining room with French doors to the garden. Upstairs offers a main bedroom with en-suite, two further bedrooms and a family bathroom. With off-road parking, EV charger and an enclosed rear garden, this is a move-in ready home ideal for modern living.



01952 971800

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



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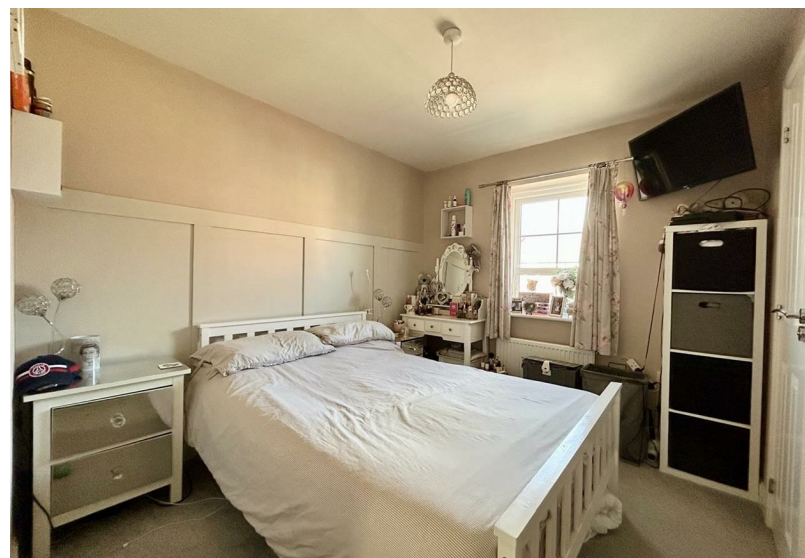
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Perfect for First-Time-Buyers
- EV Charger and Parking for Two Vehicles
- En-Suite to Main Bedroom
- Generous Rear Garden
- Ground Floor W.C.
- Close to Amenities

Upstairs, the property continues to impress with a generous main bedroom complete with its own en suite shower room, offering a bit of added privacy and comfort. There are also two further bedrooms, ideal for guests, a home office or growing into over time, along with a well-appointed family bathroom.

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#### 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

12'11 x 11'10

#### DESCRIPTION

The property opens into a welcoming entrance hallway, creating a great first impression and offering a practical space to kick off shoes and coats. From here, you're led into a bright and comfortable lounge, featuring a double glazed window to the front aspect that fills the room with natural light — an ideal spot to relax at the end of the day.

An inner hallway provides access to a convenient WC and a useful storage cupboard, before opening up into the real heart of the home — a spacious open plan kitchen/dining room. Perfect for modern living and especially appealing to first time buyers, this sociable space features a stylish range of high gloss light grey wall and base units, along with integrated appliances including a dishwasher, fridge/freezer, gas hob and electric oven. There's plenty of room for dining and entertaining, while the double glazed French doors to the rear bring in lots of light and provide easy access out to the garden — great for summer evenings or hosting friends.

#### KITCHEN/DINER

15'4 x 9'10

#### FIRST FLOOR

##### BEDROOM ONE

11'10 x 11'5

##### EN-SUITE

##### BEDROOM TWO

9'10 x 9'9

##### BEDROOM THREE

9'10 x 6'11

##### BATHROOM

##### EXTERNAL

##### DRIVEWAY

##### GARDEN

##### 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.