



Helping *you* move



139 The Clayfields, Allscott

This Two Storey Semi-Detached House provides spacious, attractively presented accommodation throughout with three Bedrooms and a beautiful open plan Living / Kitchen / Dining Room.

Offers in the Region of

£275,000

139 The Clayfields, Allscott, Telford, TF6 5FE.

Overview

- Semi-Detached House
- Stylishly presented throughout
- Open Plan Living / Kitchen / Diner
- Cloakroom & Utility Cupboard
- Main Bedroom with En-suite
- Two further Bedrooms
- Bathroom
- Two parking spaces
- Gardens to front & rear
- Gas CH, Double Glazing
- EPC B, Council Tax C
- Estate Service Charge



Location

Situated in this new development of Allscott Meads, with its recently built Primary School and a range of business / retail units currently under construction, the property is ideally located for access to both Telford and Shrewsbury as well as the M54, providing an easy commute to the West Midlands. As well as the local facilities including pubs and local sports clubs, we are advised that the developers are providing open green spaces, play areas with outdoor gym equipment and trim track, a lagoon with shingle beach as well as nature trails and community orchard.

Brief Description

This stylishly presented Semi-Detached House provides attractive accommodation throughout, decorated in tasteful colourful tones to provide a beautiful home, ideal for family occupation. The spacious entrance hall has stairs to the first floor, a useful Utility Cupboard with provision for a washing machine, working surface and wall mounted boiler; there is a Cloakroom with two piece suite. A door opens into the spacious open plan Kitchen / Living / Dining space, a light and airy space with window on the side, French doors to the rear patio and two ceiling windows; to the Kitchen area there are a range of high gloss units and drawers with complementary working surfaces with integral sink unit, hob and extractor over; there is an integrated fridge / freezer and double eye level oven.



Stairs ascend to the first floor Landing where there are two storage cupboards and a window to the front. Bedroom Two overlooks the rear and has a built-in wardrobe, Bedroom Three faces the front. The principal Bathroom has a white three piece suite. A further staircase ascends to the second floor Landing with roof window and a generous sized built-in storage cupboard set into the eaves. The main Bedroom looks out to the front with a window set into the eaves space, built-in wardrobe and door into the En-suite Shower Room with white three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the property has two parking spaces to the front side aspect and there is a lawned garden edged bay a paved pathway to the front door and providing access at the side into the rear garden – there is a patio area, raised shrub beds, lawned garden, timber decked patio to the bottom and a garden shed.



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 C

SERVICES

We are advised that mains water, drainage, gas and electricity are available. 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. There is an Estate Service Charge payable to Allscott Meads Management Company Ltd, currently £150 per annum. 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

DIRECTIONS

From the Shawbirch Roundabout, take the B5063 towards Admaston. Drive through the village, remaining on the B4394, until you reach Allscott (approximately 1.5 miles). Take the left hand turn into Sugar Beet Avenue. Follow the road around, taking the first left hand turn into The Clayfields and the property will be found on your left hand side, almost at the end of The Clayfields.

METHOD OF SALE

For Sale by Private Treaty.

WE36171.150724

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.



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All measurements quoted are approximate:

OPEN PLAN KITCHEN / DINING / LIVING ROOM 23' 11" x 14' 0" (7.29m x 4.27m)

BEDROOM TWO 10' 10" x 9' 10" (3.3m x 3m)

BEDROOM THREE 8' 4" x 7' 2" (2.54m x 2.18m)

BATHROOM 7' 8" x 7' 1" (2.34m x 2.16m)

BEDROOM ONE 16' 9" x 10' 4" (5.11m x 3.15m)

EN-SUITE 10' 8" x 5' 0" (3.25m x 1.52m)



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

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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.