



Helping *you* move



76 Sugar Beet Avenue, Allscott

A recently constructed, spacious and attractively presented modern two bedroomed, mid-terrace house, benefitting from two allocated parking spaces.

Offers in the Region of

£205,000

76 Sugar Beet Avenue, Allscott, Nr. Telford, TF6 5FG.

Overview

- Mid-Terraced House
- Lounge/Diner
- Attractive Fitted Kitchen
- Ground Floor Cloakroom / WC
- Two Double Bedrooms
- Family Bathroom
- Two Allocated Parking Spaces
- Fully Enclosed Rear Gardens
- Gas CH, Double Glazing
- Modern Development
- Estate Service Charge
- Freehold, EPC B, Council Tax B



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 recently constructed, spacious two bedroomed mid-terraced house benefits from uPVC double glazing and gas central heating.

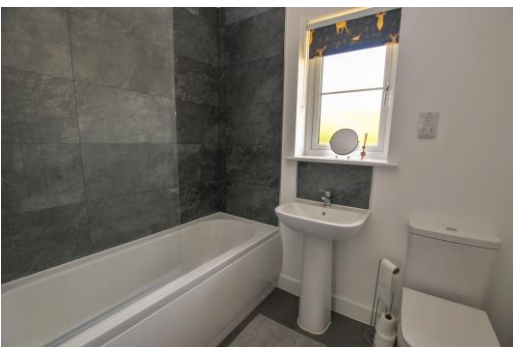
The well-presented accommodation is entered from the front with an entrance hallway having tiled floor which flows into the cloaks/WC and useful understairs storage cupboard as well as into the kitchen. The front aspect kitchen is fitted with a range of contemporary base and wall units of cupboards and drawers having contrasting work surfaces, with integrated fridge freezer, mid-level oven and electric hob with extractor hood over. There is space and plumbing provision for a washing machine. The full width lounge / diner sits to the rear of the home, with both French style doors to the garden, and additional rear aspect window.

The stairs from the hall ascend to the first



floor, with access hatch to the loft space. The principal bedroom is situated to the front, with two windows and built-in over-stairs storage cupboard as well as two freestanding wardrobes. There is a further large double bedroom having a rear aspect, both of which are served by the family bathroom, having a bath with thermostatic shower over, WC and wash hand basin. The property benefits from gas central heating and double glazing.

Externally, the property is approached from the front via a pedestrian gate in a wrought iron fence with grass and newly planted shrubs flanking the pathway. To the rear of the property, the fully enclosed rear garden has a timber gate in the bottom boundary fence opening to the two allocated parking spaces situated directly behind the property. The garden enjoys a sunny aspect with patio seating area and lawn.



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 B

SERVICES

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

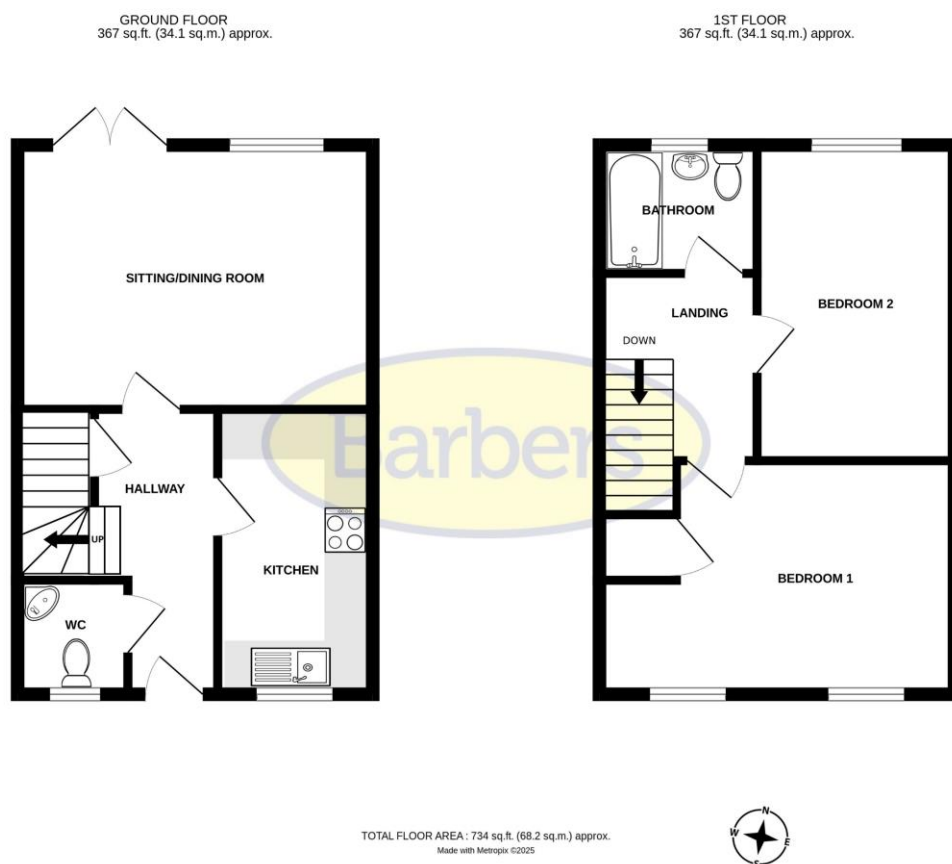
From the Shawburch Roundabout, take the B5063 towards Admaston. Drive through the village, remaining on the B4394, until you reach Allscott (approximately 1.5 miles). Take the left hand turn into Sugar Beet Avenue. Follow the road around, past The Clayfields, where the property can be found on your right hand side, opposite the sales suite car parking area.

METHOD OF SALE

For Sale by Private Treaty.

WE37913.250525

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



All measurements quoted are approximate:

LOUNGE/DINER 15' 5" x 11' 6" (4.7m x 3.51m)

KITCHEN 12' 4" x 6' 9" (3.76m x 2.06m)

CLOAKS/WC 4' 11" x 4' 1" (1.5m x 1.24m)

BEDROOM ONE 15' 5" max (11'10" min) x 10' 2" (4.7m x 3.1m)

BEDROOM TWO 13' 10" x 8' 2" (4.22m x 2.49m)

BATHROOM 6' 10" x 5' 6" (2.08m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk

Barbers

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.