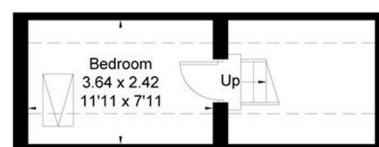


FOR SALE

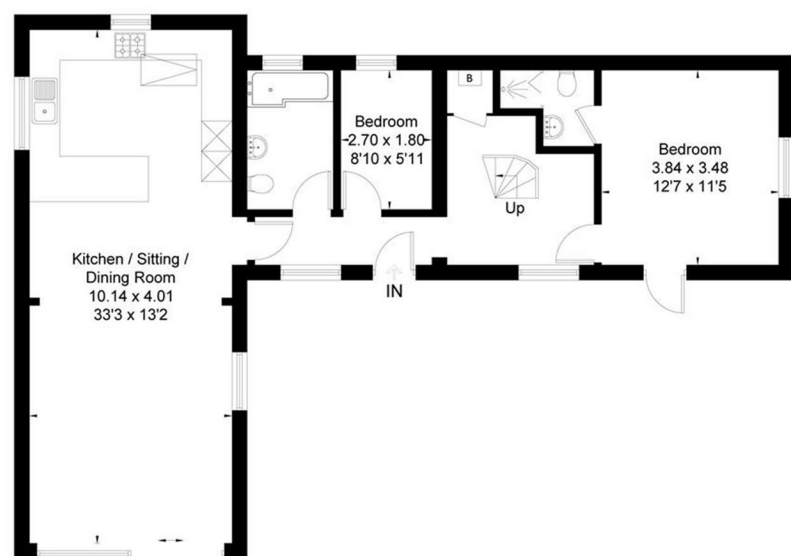


# The Parlour Crudgington, Telford, TF6 6JX

Approximate Floor Area = 99.7 sq m / 1073 sq ft



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #38983



FOR SALE

Offers in the region of £475,000

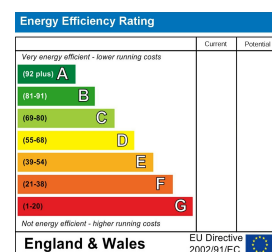
## The Parlour Crudgington, Telford, TF6 6JX

This stunning three-bedroom detached cottage is immaculately presented throughout, and is situated in a private and picturesque location overlooking the River Strine.

**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



01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



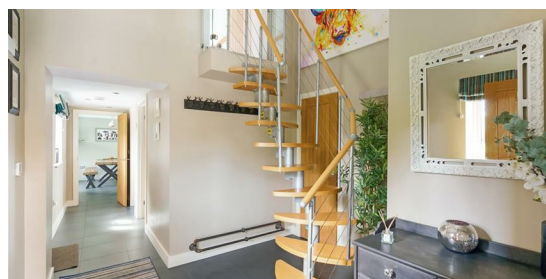
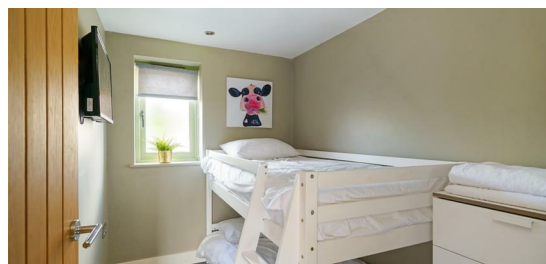
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Option to Purchase Further Land
- No Upward Chain
- Stunning Open-Plan Living Area
- Well-Presented
- Gated Access
- Idyllic Location

#### DESCRIPTION

The Parlour is an immaculately presented three-bedroom character property, in the most-stunning of locations. Overlooking the River Strine, the property is situated behind electric gates and down a sweeping driveway, which leads up to the property and the two neighbouring properties. The property is private with uninterrupted views to the front aspect and there is also the option to purchase just under three further acres of land by separate negotiation. Internally, the property boasts a stylish open-plan kitchen/living area, with large sliding doors leading out to the patio - perfect for entertaining. There are three bedrooms with two on the ground floor and one on the first floor. There is also a family bathroom suite, and en-suite shower facilities to the main bedroom. Externally, there is a large patio area to the front elevation, and parking area to the side of the property.

#### SITUATION

Conveniently located near Newport, Shrewsbury and Telford, The Parlour provides easy access to amenities and excellent local schools, making it an ideal countryside haven with urban conveniences nearby.

#### DIRECTIONS

Easily accessible from all areas: From the North or Telford, travelling along the A442 to Crudgington, turning onto the B5062 heading towards Newport, then right turn onto Crudgington Moor Lane. A short distance along you will arrive at the crossroads of Crudgington Green, turn left here and the wooden gated entrance (Aquadale Farm) can be seen directly ahead. The intercom access is on your right-hand side.

(Gated entrance photo can be seen on the property photo reel for ease of reference).

#### THE PARLOUR

##### OPEN-PLAN KITCHEN/LIVING AREA

With vaulted ceilings and floor to ceiling window creating a wonderful and inviting space. Including a stylish fitted kitchen, dining and living areas, along with sliding doors leading onto the patio.

#### MAIN BEDROOM

With vaulted ceilings, door leading onto the patio, and providing access to:

#### EN-SUITE

Three-piece suite comprising shower, wash-hand basin and W.C.

#### BEDROOM

Single bedroom with window to the rear elevation.

#### BATHROOM

Comprising bath with overhead shower, wash-hand basin and W.C.

#### BEDROOM

Double bedroom situated on the first floor.

#### EXTERNAL

A peaceful and private outside space which is great for entertaining and benefits from uninterrupted views down towards the River Strine.

#### LOCAL AUTHORITY

Telford & Wrekin Council - Tel: 01952 380000.

#### COUNCIL TAX

YET TO BE RATED

#### VIEWINGS

By appointment through Halls, Wellington Office  
Tel: (01952) 971800.

#### TENURE AND POSSESSION

The property is said to be of Freehold tenure and vacant possession will be given upon completion.

#### FURTHER INFORMATION

The maps and plot outlines are provided for reference and serve as a guide only.