

FOR SALE

Plot 35, 1 Morlais Way, Crudgington Fields, Telford, Shropshire, TF6 6FH



FOR SALE

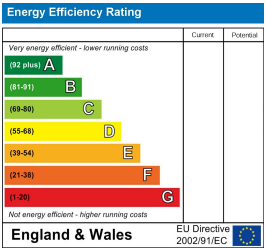
£367,500

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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



Crudgington Fields phase II is a captivating development situated in the charming Crudgington Village, conveniently located between the towns of Shrewsbury and Telford. This thoughtfully planned development offers a range of 12 house types, carefully selected from our Legacy and Classic Collections.




01952 971800


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




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1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- NHBC 10-year Buildmark warranty
- Gas central heating & UPVC Windows
- EPC Rated B
- Ground floor cloakroom
- Choice of kitchen units with quartz or laminate worktops
- Oven, hob, integrated dishwasher and fridge freezer
- Contemporary white bathrooms
- Choice of wall and floor tiles
- Sliding door wardrobes
- Electric vehicle charging point

LOCATION
Residents of Crudgington Fields will enjoy a peaceful and idyllic setting, surrounded by the picturesque Shropshire countryside. The development boasts a harmonious blend of quality craftsmanship, community and a tranquil environment, making it an ideal place to call home for individuals and families alike.

The local primary school, rated 'good' by Ofsted, is one of the oldest in the county, opening in 1877. The small school prides itself on a friendly, family atmosphere and boasts generous outdoor space for its pupils to enjoy. There are numerous Secondary Schools in Shrewsbury and Telford with Ofsted ratings of 'Good' and 'Outstanding'.

The local Parish Council, Waters Upton, host regular events in the Village for all to enjoy, creating a real community feel. All of the retail, leisure and cultural amenities of Telford and Newport town centres are less than eight miles away from Crudgington. Shrewsbury, home of the multi award winning Shrewsbury Market Hall, is just an 11 mile drive away, providing the perfect balance between rural tranquillity and nearby convenience.

CRUDGINGTON FIELDS
Crudgington Fields phase II is a captivating development situated in the charming Crudgington Village, conveniently located between the towns of Shrewsbury and Telford. This thoughtfully planned development offers a range of 12 house types, carefully selected from our Legacy and Classic Collections. With options ranging from two, three and four bedrooms, there is a home to suit various lifestyles and preferences.

THE DEVELOPER
For 40 years, Shropshire Homes has operated to a simple philosophy - to provide quality homes of distinctive character in prime locations.

FENEMERE
The Fenemere is a remarkable four-bedroom home from our esteemed Classic Collection. As you step inside, a well-appointed hallway guides you into the expansive living room, bathed in natural light streaming through a captivating bay window.

Adjacent to the living room, an internal hallway leads to a WC and a cupboard – offering practicality and convenience. Continuing forward, you'll discover a thoughtfully designed open-plan kitchen/dining room with French doors revealing a private garden, inviting you to embrace the outdoors and create memorable experiences in the comfort of your own home.

Ascending to the second floor, a spacious landing leads to four generously-sized bedrooms. The principal suite, bedroom one, boasts an en-suite bathroom and a built-in wardrobe, combining luxury and functionality. Bedroom two presents itself as an ideal space for teenagers or guests, while bedroom four offers a single built-in wardrobe and bedroom three is perfect for children or as a home office.

ACCOMMODATION COMPRISES

GROUND FLOOR

KITCHEN/DINING ROOM
19'10 x 12'6

LIVING ROOM
16'5 x 14'3

UTILITY ROOM

W.C.

FIRST FLOOR

BEDROOM ONE
11'7 x 10'9

EN-SUITE

BEDROOM TWO
11'7 x 8'2

BEDROOM THREE
12'7 x 8'

BEDROOM FOUR
8'5 x 8'

BATHROOM

VIEWING ARRANGEMENTS
Contact Halls Telford Office for details: 01952 971 800. Email: telford@hallsgb.com.

COUNCIL TAX - TELFORD AND WREKIN

SERVICES - ALL

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.