



FOR SALE

Offers in the Region of £365,000

17 Morlais Way, Crudgington, Telford, Shropshire, TF6 6FD

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.



FOR SALE



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

FENTON

Introducing the Fenton from our Classic Collection, a thoughtfully designed home that seamlessly blends comfort and functionality. As you step through the front door, you're greeted by a welcoming long hallway that guides you to the spacious living room, adorned with a charming bay window, invites relaxation and social gatherings. Continuing down the hallway, the open-plan kitchen/dining room appears, featuring stunning French doors out to the private garden. The inclusion of a considerable utility area enhances convenience and efficiency in daily living.

Venturing upstairs, the Fenton includes four bedrooms. The principal suite boasts an en-suite bathroom and a built-in wardrobe, combining luxury and practicality. The second bedroom is generously sized, ideal for comfort and versatility, while bedrooms three and four are tailored for the younger members of the family or serve as convenient at-home study spaces.

Outside, the Fenton comes complete with a large driveway and a single garage, providing ample parking and storage solutions.

ACCOMMODATION COMPRISES

GROUND FLOOR

KITCHEN/DINING ROOM

19'10 x 10'2 (6.05m x 3.10m)

LIVING ROOM

14'1 x 12'9 (4.29m x 3.89m)

UTILITY ROOM

W.C.

FIRST FLOOR

BEDROOM ONE

11'7 x 10'9 (3.53m x 3.28m)

EN-SUITE

BEDROOM TWO

11'7 x 8'2 (3.53m x 2.49m)

BEDROOM THREE

12'7 x 8' (3.84m x 2.44m)

BEDROOM FOUR

8'5 x 8' (2.57m x 2.44m)

BATHROOM

VIEWING ARRANGEMENTS

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

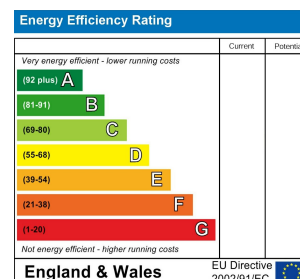
COUNCIL TAX - TELFORD AND WREKIN

SERVICES - ALL

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

Rural Professional Department

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