

## Crossfield Drive Telford TF2 9WZ

A Stylishly Appointed and well positioned Three Bedroom House nestled within a new modern development of well designed family homes built to an exacting standard by Linden Homes with a spacious light filled interior, sleek contemporary finishes and a family friendly layout perfect for today's modern lifestyle. The location in Redhill is also convenient having Telford town centre only a short driving distance away with its extensive range of shops and restaurants along with leisure facilities. In addition the property is in the catchment area for great local schools as well as Priorslee Academy and Wolverhampton University Shropshire Campus. A welcoming Entrance Hall greets you complete with a convenient Downstairs Cloakroom and a cosy inviting Lounge as well as an eye catching open plan Dining Kitchen provide plenty of space to create culinary delights and enjoy family gatherings. Upstairs across the first floor you will find a principle bedroom with its own En Suite Shower Room, a beautifully appointed Family Bathroom serving a further double bedroom and a good sized Single currently in use as a dressing room. The location of 1 Crossfield Drive is also perfect for commuters with rail services running from Telford Central station to Shrewsbury, Birmingham and beyond to London Euston, and the M54 being only a short driving distance to Junction 4.

**ACCESS** The property sits on a corner position with a lawn and a well stocked herbaceous border wrapping around the house. A timber garden gate opens into the rear garden and there's a tarmac driveway providing tandem parking for two cars along with a detached single garage.

## Overview

- An Appealing Three Bedroom Detached House sitting in a New Select Development of Modern Family Homes
- The Location is also perfect having a wide range of amenities and excellent schooling in the nearby towns of Telford and Shifnal
- An Entrance Hall welcomes you complete with a Downstairs Cloakroom
- Cosy Lounge where all the family can gather to watch their favourite movies

**ACCOMMODATION** An imposing composite door with glazing opens into the **ENTRANCE HALL** Having a radiator, ceiling lighting and flooring laid to most attractive high quality wood effect vinyl which flows through into the downstairs cloakroom, dining kitchen and utility room. **DOWNSTAIRS CLOAKROOM** Having an extractor fan, ceiling lighting, and a suite comprising of pedestal hand wash basin and W.C. **LOUNGE** With dual aspect glazing creating a light and bright room to enjoy family time on comfy sofas, laid to cosy carpet, having ceiling lighting and a radiator providing warmth. **OPEN PLAN DINING KITCHEN** Offering a great space for a dining table to gather round with friends and family. Stylishly fitted with an array of eye catching contemporary cupboards topped with butchers block style work surfaces incorporating a stainless steel sink and drainer along with a four ring gas hob with a chimney extractor over and an electric oven beneath. A wall mounted cupboard houses the Combi gas central heating boiler and integrated appliances include a dishwasher, freezer, and theres' also ample space for a freestanding fridge/freezer. Downlighting as well as a ceiling light over the table area provide evening illumination, a radiator gives warmth and glazing overlooks the rear aspect along with French doors conveniently opening on to the garden. The kitchen also connects to the **UTILITY ROOM** Well appointed with a counter top incorporating a stainless steel sink and drainer, integrated washing machine and space for tumble dryer, ceiling lighting, a radiator and a door having privacy glazing opening to the side aspect of the property.

A central carpeted staircase with a handrail rises from the entrance hall to **FIRST FLOOR SPLIT LANDING** With ceiling lighting, radiator, carpet and doors to **PRINCIPLE BEDROOM** With glazing over the frontal aspect, carpet, radiator, a built in over stairs storage cupboard and door to **EN SUITE SHOWER ROOM** Having a privacy window overlooking the frontal aspect, extractor fan, ceiling lighting and attractively appointed with flooring laid to high quality wood effect flooring, a chrome headed towel rail, chic wall tiling and a contemporary suite comprising of a shower enclosure with thermostatic shower over, pedestal hand wash basin and a W.C. **BEDROOM TWO** A double bed sized room having glazing over the frontal aspect, carpet, ceiling lighting and a radiator. **BEDROOM THREE** A single sized bedroom currently in use as a dressing room having carpet, ceiling lighting and a radiator. **FAMILY BATHROOM** Having a privacy window, extractor fan, ceiling lighting and featuring high quality vinyl wood effect flooring, a chrome heated towel rail and attractively appointed with a panelled bath having a mixer tap and chic tiling alongside, pedestal hand wash basin and W.C.

**REAR GARDEN** A private enclosed and lawned garden laid to a paved patio housing a cold water tap, a side aspect providing a great storage area . A garden gate gives access to the front of the property as well as the driveway parking and there's space within the garden for a timber garden shed. A tarmac driveway provides tandem parking for two cars as well as access to a **DETACHED SINGLE GARAGE** - Of brick and tiled construction with an apex roof providing a good storage space and there's power, lighting as well as an up and over door. **TELFORD AND WREKIN COUNCIL TAX BAND D EPC RATING: B DIRECTIONS: SAT NAV POST CODE: TF2 9WZ** [what3words-skill.officer.cabbages](#)











## 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. Get in touch today!

**01952 460000**

Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)

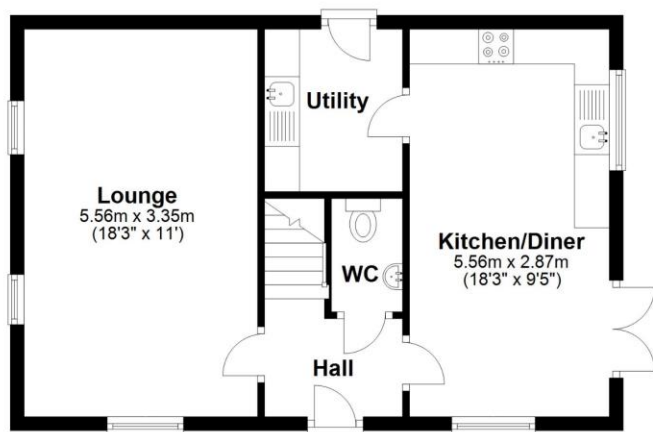
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance 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. F710

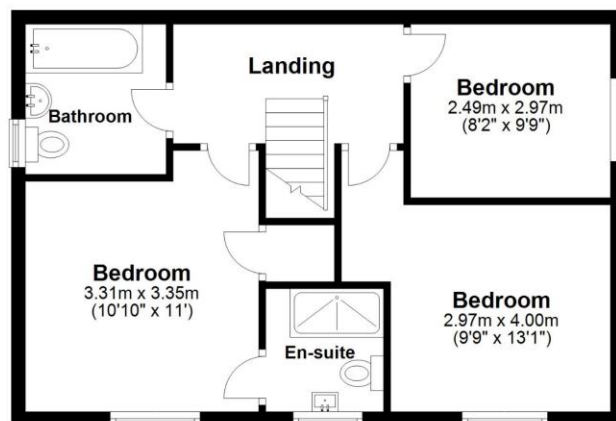
### Ground Floor

Approx. 46.7 sq. metres (503.1 sq. feet)



### First Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



Total area: approx. 93.7 sq. metres (1008.9 sq. feet)

For illustrative purposes only. Not to scale



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