



127 The Clayfields, Allscott Meads, Telford, TF6 5FE

3 bedroom semi-detached house — £250,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

Situated within a popular modern development, this very well-designed 3 bedroom semi-detached house has been finished to a high standard throughout, benefitting from a private rear garden and parking for two cars.

PROPERTY SOLD SUBJECT TO EXISTING ASSURED SHORTHOLD TENANCY WITH A RENT OF £1,250 PCM

KEY FEATURES

- Good-sized entrance hall with useful storage and staircase to landing
- Spacious living room with large window to front
- Lovely open plan kitchen/dining room, complete with a range of fitted units, integrated appliances and glazed double doors onto the rear garden
- Very practical separate utility with access to the WC
- Master bedroom with built-in wardrobes and en-suite shower room
- Two further bedrooms and a well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with a paved terrace and gated access to side
- Allocated parking for two cars to the front of the property
- A very quiet and convenient location, mid-way between both Shrewsbury and Telford, as well as being close to open countryside and within walking distance of a new primary school and a superb sports complex, which includes, bowling, archery, football and cricket pitches
- The property was built in 2022 by reputable local builder S J Roberts and is still covered by the standard 10-year warranty
- Sold with the benefit of the existing contractual periodic tenancy which commenced on the 1st August 2023 at a rent of £1,250 pcm. The deposit is registered with the TDS and all compliance is up to date. The tenancy has been professionally managed by Cooper Green Pooks.
- Agents Note: Photos used were taken prior to the current tenancy
- Sold with no upward chain

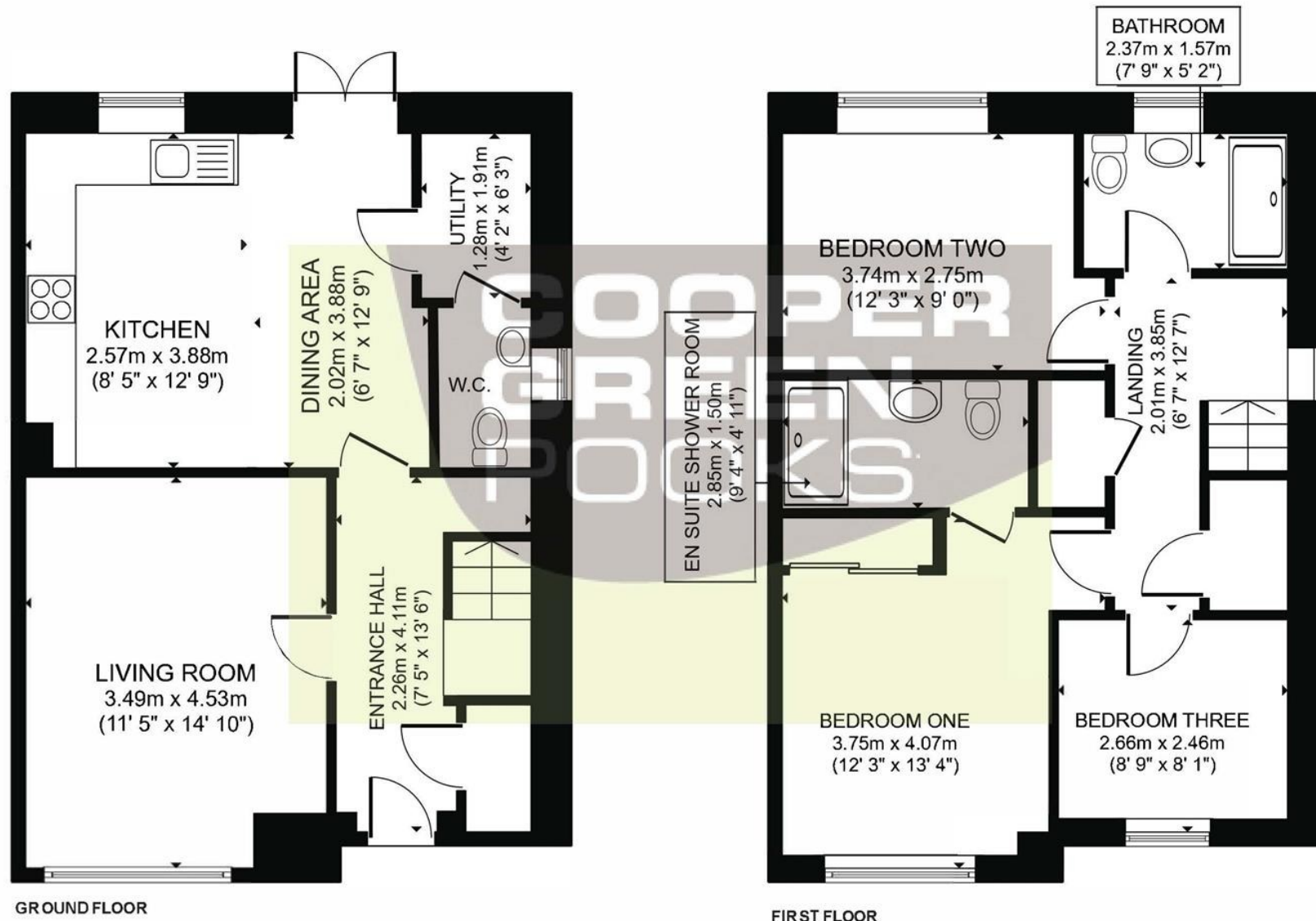


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GROSS INTERNAL AREA
GROUND FLOOR 49.7 m² (535 sq. ft.) FIRST FLOOR:
49.6 m² (534 sq. ft.) TOTAL: 99.3 m² (1,068 sq. ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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Cooper Green Pooks
3 Barker Street
Shrewsbury
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01743 276666

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POOKS**

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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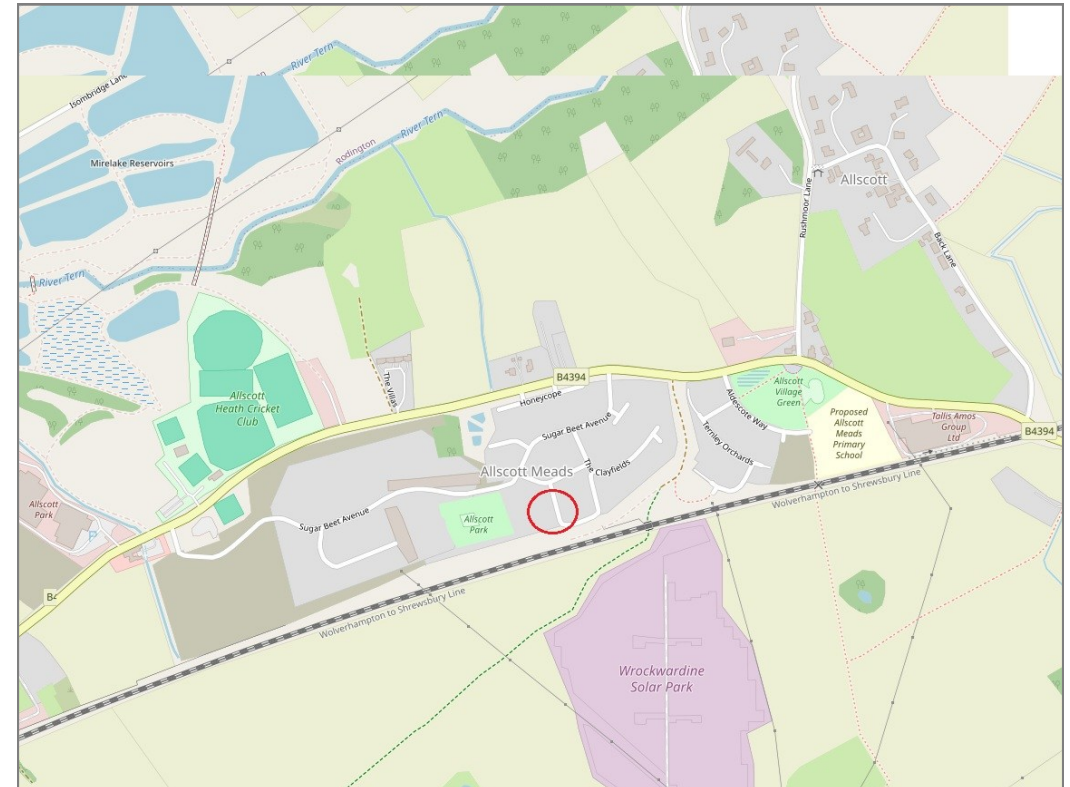
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band B
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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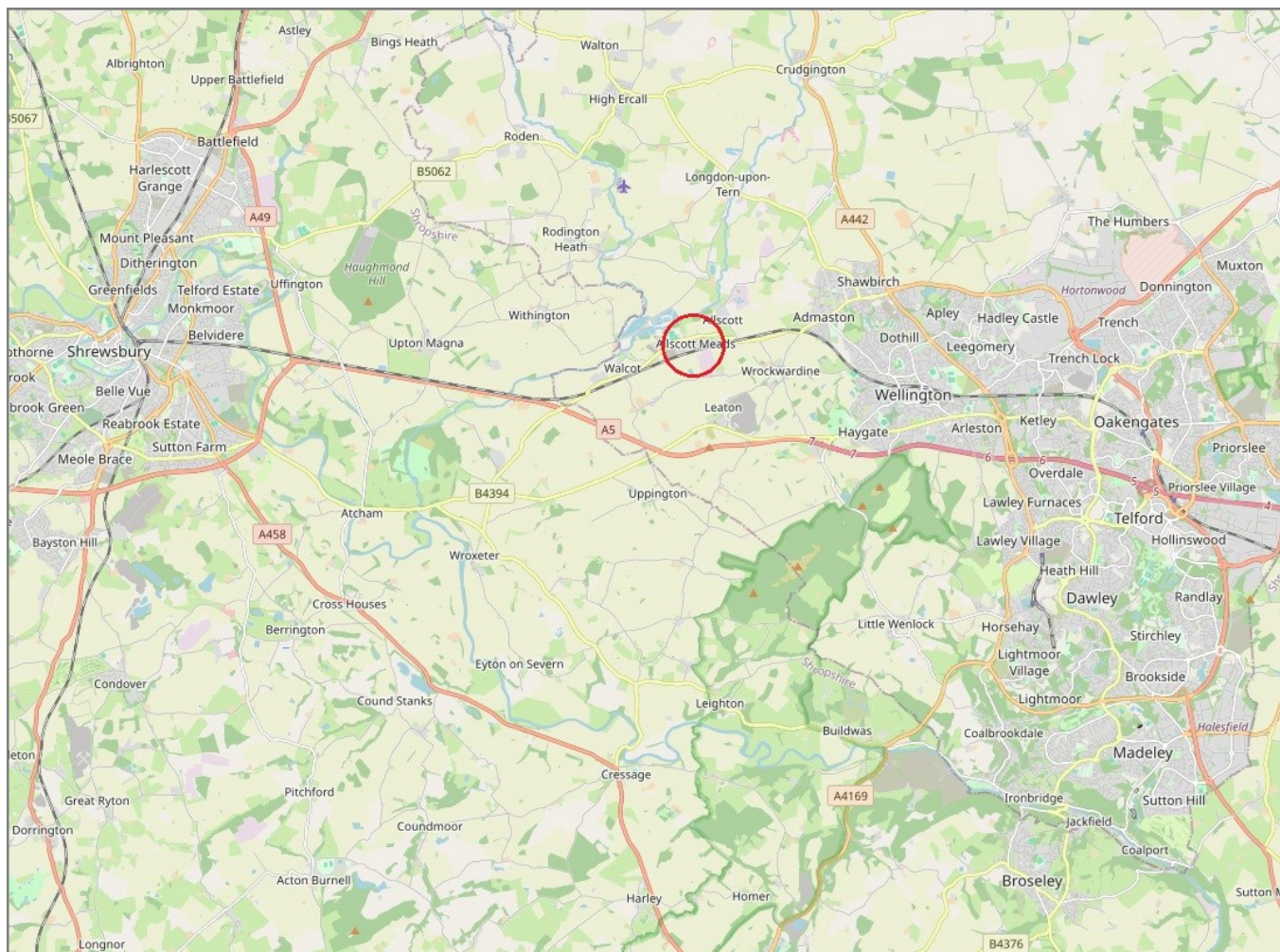
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