

HARWOOD

THE ESTATE AGENT

01952 881010

33 Crugetone Way, Crudgington TF6 6FB



Offers in excess of £ 2 5 0, 0 0 0

Nicely presented three-bedroom semi-detached family home, ideally located between Telford, Newport and Shrewsbury. The property enjoys a semi rural setting with a local shop, butchers, post office and a primary school within walking distance. The ground floor accommodation includes a spacious lounge and a modern kitchen/diner featuring double doors out to the rear garden, along with a practical ground floor W.C. On the first floor are three well-proportioned bedrooms and a family bathroom. Outside, the property boasts a landscaped, south-facing rear garden offering a private space to relax, with scope to extend (subject to the necessary consents). To the front is a private driveway providing parking for two vehicles, along with an EV charger. Additional benefits include a new boiler (just over one year old and still under warranty), six years remaining on the NHBC warranty, and an estate management fee of £160 per annum.

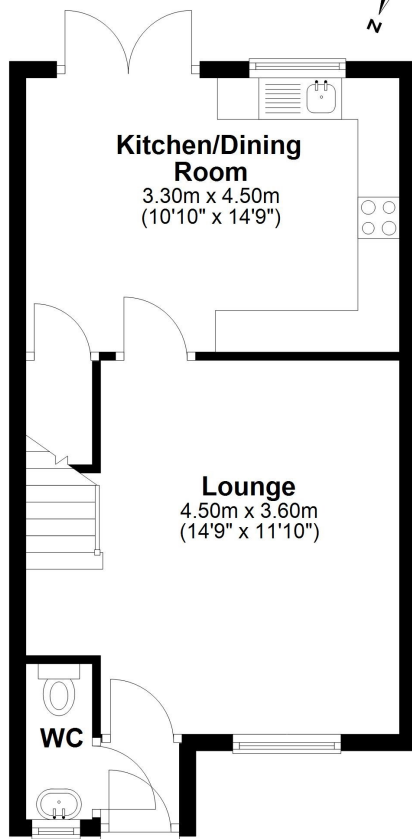
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





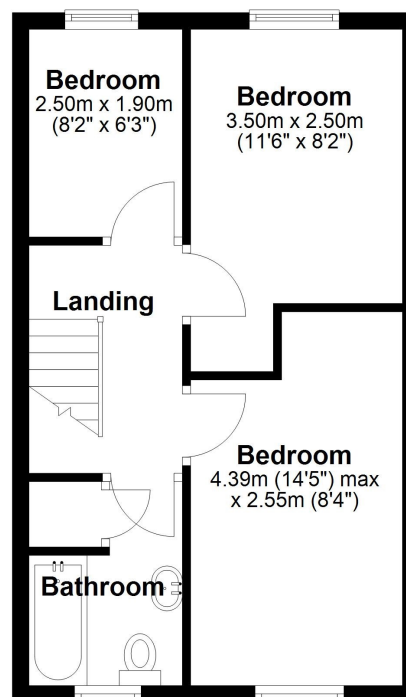
Ground Floor

Approx. 37.4 sq. metres (403.1 sq. feet)

First Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



Total area: approx. 73.0 sq. metres (786.0 sq. feet)

33 Crugetone Way

Tenure Freehold **Council tax** Band C

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 14th November 2025