

HARWOOD

THE ESTATE AGENT

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36 Leahays, Allscott TF6 5FJ



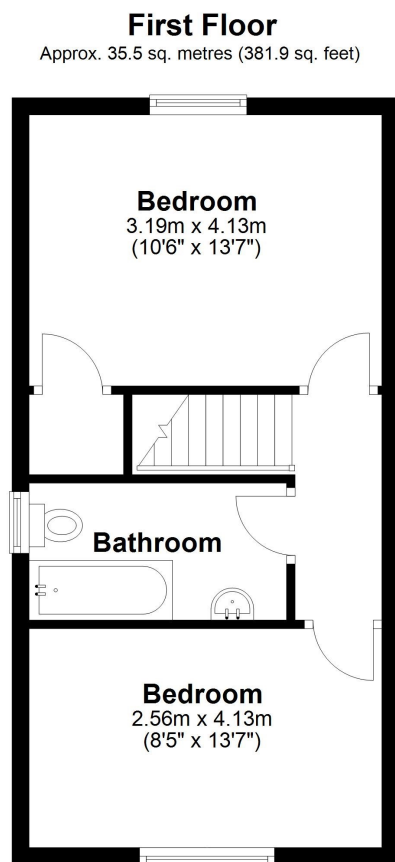
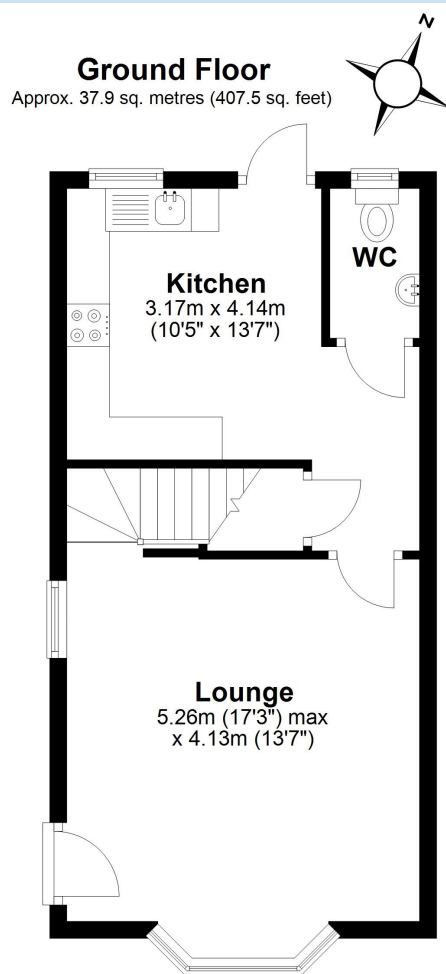
£ 2 1 4, 9 5 0 region

This attractive two-bedroom home is perfect for first-time buyers or those looking to downsize, offering modern living in the desirable village of Allscott. The property enjoys a lovely village setting with a great sense of community and is within easy reach of local amenities including a primary school, cricket club, and crown green bowling club. Ideally positioned between Shrewsbury and Wellington (both around 10 minutes away), the location also provides excellent transport links and easy access to the national road network — making it ideal for commuters. Beautifully presented throughout, the property offers well-planned accommodation comprising a welcoming lounge with bay window, a modern fitted kitchen with ample storage and workspace, and a ground floor W.C. The first floor features two comfortable double bedrooms and a contemporary family bathroom with over-bath shower. Outside, there is driveway parking to the front, while the enclosed rear garden provides a private outdoor space with patio area and lawn — perfect for relaxing or entertaining. Offering a great combination of convenience, comfort, and village charm, this lovely home is ready to move straight into. A community service charge of £105 per annum is payable, contributing towards the upkeep and maintenance of communal areas and shared facilities.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Total area: approx. 73.3 sq. metres (789.4 sq. feet)

Tenure Freehold **Council tax** Band B

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 : 13th October 2025