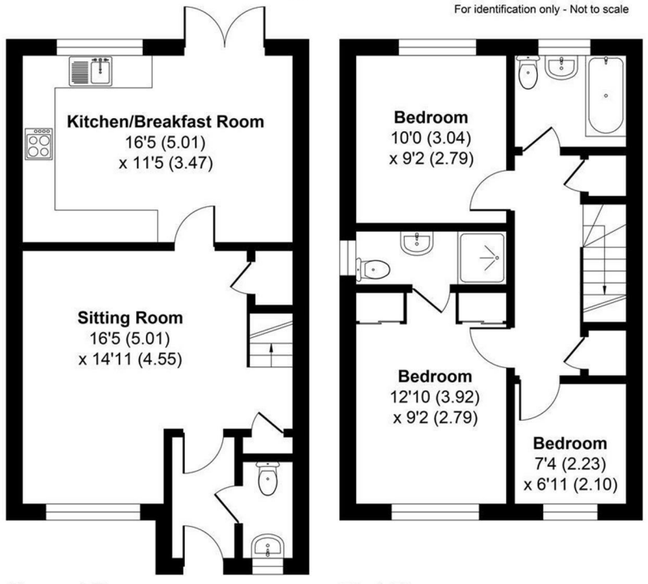
FOR SALE

27 Top Croft, Allscott, Telford, TF6 5FL

Approximate Area = 921 sq ft / 85.6 sq m

For identification only - Not to scale



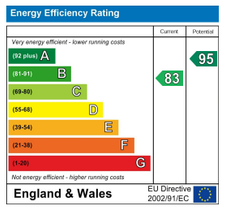
Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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

Telford Sales
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E: telford@hallsgb.com

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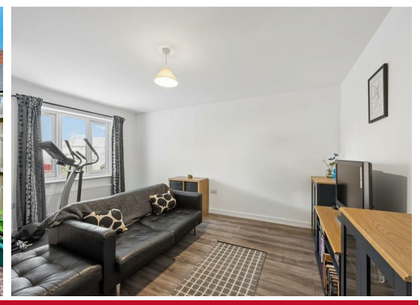
FOR SALE

Asking Price £265,000

27 Top Croft, Allscott, Telford, TF6 5FL

Well presented three-bedroom semi-detached home, built in 2023 and occupying a tucked-away cul-de-sac position within the popular Allscott Meads development. Offering a stylish kitchen/dining room, spacious lounge, principal bedroom with en-suite, landscaped rear garden and driveway parking, this modern family home benefits from the remainder of its NHBC warranty and excellent access to Telford, Shrewsbury and local amenities.



FOR SALE

1 Reception Room/s | 3 Bedroom/s | 2 Bath/Shower Room/s

- **Built in 2023 with NHBC warranty remaining**
- **Three bedrooms, including en-suite principal bedroom**
- **Stylish kitchen/dining room with French doors**
- **Enclosed rear garden and driveway parking**
- **Popular Allscott Meads location between Telford and Shrewsbury**
- **EPC Rated : B**

DESCRIPTION

Situated within the sought-after Allscott Meads development, this beautifully presented three-bedroom semi-detached home offers contemporary living in a peaceful cul-de-sac setting.

The accommodation begins with an entrance hall providing access to a guest cloakroom/WC and a well-proportioned lounge, creating a comfortable space for everyday family living. To the rear of the property is an attractive kitchen/dining room, fitted with a range of modern units and integrated appliances, offering ample space for dining and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the room and providing a seamless connection between indoor and outdoor living.

On the first floor, the principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. There are two further bedrooms, ideal for family members, guests or home working, together with a contemporary family bathroom.

Externally, the rear garden is mainly laid to lawn with a patio seating area, providing an ideal space for relaxation and outdoor entertaining. To the front, a double-width driveway provides off-road parking for two vehicles.

Built in 2023, the property remains covered by the balance of its NHBC warranty, offering additional peace of mind for prospective purchasers. This is an excellent opportunity to acquire a modern family home in a highly regarded and growing community.

LOCATION

Allscott Meads is a popular modern development located between Telford and Shrewsbury, offering an attractive village-style setting with excellent commuter links. The development benefits from open green spaces, children's play areas and a convenience store, while nearby amenities include a café and community facilities.

The property is well placed for access to both Telford and Shrewsbury, with the A442 and wider road network providing convenient connections throughout the region. A primary school is located nearby, making the area particularly appealing to families.

Residents can also enjoy a variety of nearby leisure and recreational attractions including Attingham Park, Telford Town Park and The Wrekin, all of which contribute to the area's strong lifestyle appeal.

ROOMS

GROUND FLOOR

ENTRANCE HALL

KITCHEN/DINING ROOM

LOUNGE

W.C.

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM

LOCAL AUTHORITY

Telford & Wrekin Council

COUNCIL TAX BAND

Council Tax Band: C

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.