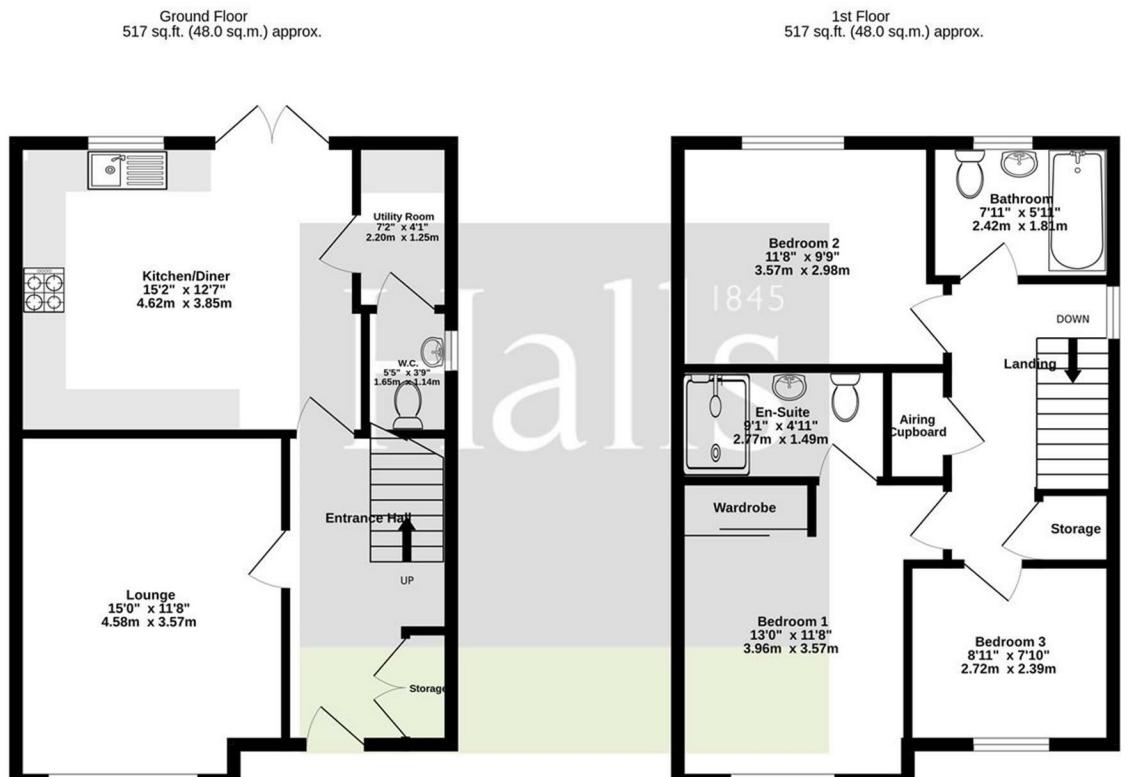


FOR SALE

113 The Clayfields, Telford, TF6 5FE

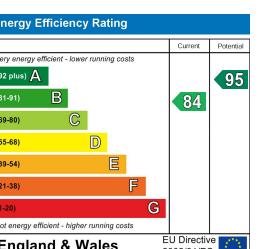


TOTAL FLOOR AREA: 1033 sq.ft. (96.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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



FOR SALE

Offers in the region of £295,000

113 The Clayfields, Telford, TF6 5FE

This three-bedroom semi-detached property is well-presented throughout, with a stunning kitchen/diner at the heart of the home. Boasting three parking spaces, EV charging point, a generous garden, and a wealth of additional features, this impressive home is located in the highly sought-after Allscott Meads development — a property that truly must be viewed to be fully appreciated.



Halls<sup>1845</sup>

01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com

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Halls<sup>1845</sup>

1 Reception  
Room/s

3 Bedroom/s

2 Bath/Shower  
Room/s

- **Immaculate Throughout**
- **Three Parking Spaces**
- **Generous Garden**
- **En-Suite to Main Bedroom**
- **Kitchen with Centre Island**
- **Utility Room and W.C.**

**DESCRIPTION**

Welcome to a home where style, comfort, and practicality come together effortlessly. From the moment you step into the substantial entrance hall, you're greeted with a sense of space and light that carries throughout. The generous lounge is a perfect example—its striking bay window draws in natural light, creating a warm and inviting atmosphere that's ideal for family living or entertaining. Subtle details, like a panelled media wall, the contemporary ladder-style doors, and satin nickel finishes, elevate the space with a touch of refinement.

At the heart of the home lies the kitchen and dining area, designed to be as functional as it is beautiful. With integrated appliances including a double oven, induction hob, fridge/freezer, dishwasher, and cooker hood, everything you need is at your fingertips. The current owners have added a central island - ideal for preparing food or gathering around at mealtimes. An adjoining laundry room adds extra convenience, keeping day-to-day living neat and organised.

Upstairs, the master bedroom provides a peaceful retreat, complete with fitted wardrobes and modern touches such as USB charging points. The adjoining ensuite is a haven of luxury, featuring a drench shower and chic finishes, again enhanced by floor and ceiling tiles. Two further bedrooms provide flexibility for family, guests, or home working, and the family bathroom mirrors the same high standard with a contemporary suite and over-bath shower.

Outside, the lifestyle extends into the private rear garden, turfed and finished with a paved patio—ready for summer evenings, family barbecues, or simply relaxing in the sunshine. This home has been thoughtfully designed to offer the very best in modern living, blending high-quality finishes with practical features, and creating an environment that feels both stylish and welcoming.

**LOCATION**

Set within the thriving new community of Allscott Meads, this home enjoys the benefits of a thoughtfully designed development where everything has already been put in place to enhance modern living. The newly built primary school sits at the heart of the neighbourhood, while a growing selection of business and retail units ensures day-to-day conveniences are close at hand. Perfectly positioned between Telford and Shrewsbury, with swift access to the M54, the location is ideal for commuters heading across Shropshire or into the West Midlands.

Beyond its excellent connections, Allscott Meads has been carefully planned to foster a real sense of community, with open green spaces, children's play areas, and outdoor gym equipment creating opportunities for recreation and wellbeing. Residents can enjoy scenic nature trails, a tranquil lagoon complete with shingle beach, and even a community orchard—features that bring both charm and lifestyle to the development. Together with nearby pubs and local sports clubs, the setting combines the warmth of village life with the convenience of modern amenities, making it a truly special place to call home.

**ROOMS****GROUND FLOOR****LOUNGE**

15'0" x 11'8"

**KITCHEN/BREAKFAST ROOM**

15'1" x 12'7"

**UTILITY**

7'2" x 4'1"

**W.C.****FIRST FLOOR****BEDROOM ONE**

12'11" x 11'8"

**ENSUITE****BEDROOM TWO**

11'8" x 9'9"

**BEDROOM THREE**

8'11" x 7'10"

**BATHROOM****EXTERNAL****GARDEN****LOCAL AUTHORITY**

Telford and Wrekin Council

**COUNCIL TAX BAND**

Council Tax Band: C

**POSSESSION AND TENURE**

Freehold with vacant possession on completion.

**VIEWINGS**

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.