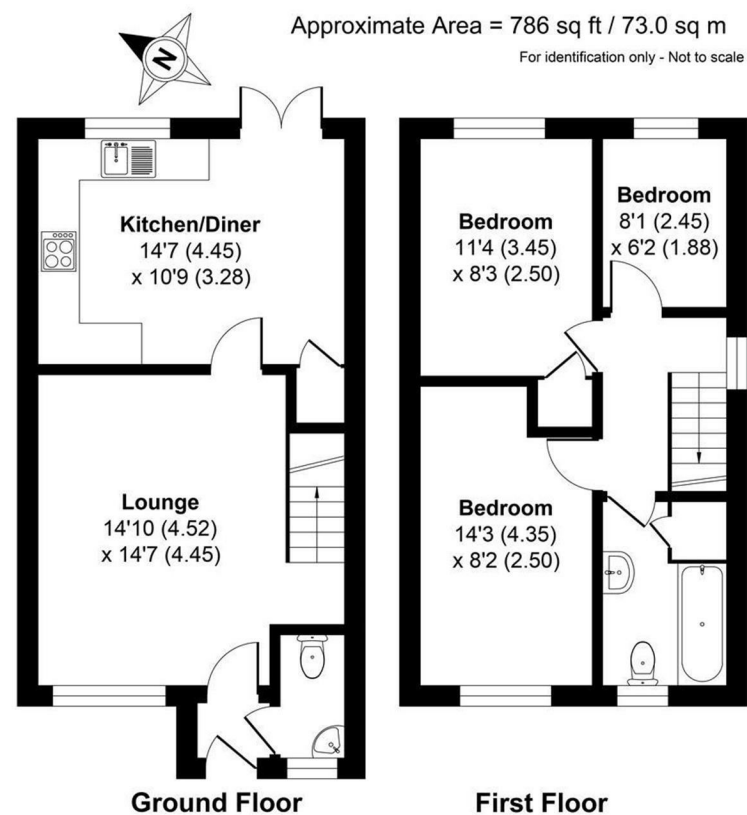


FOR SALE

12 Crugetone Way, Crudgington, Telford, TF6 6FD



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPM52 Residential) Produced by Lens-Media for Halls.



FOR SALE

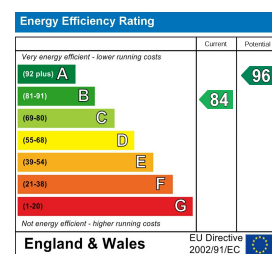
Offers In Excess Of £240,000

12 Crugetone Way, Crudgington, Telford, TF6 6FD

**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



A well-presented home offering bright, comfortable accommodation throughout. The property features a welcoming hallway, W.C, lounge, a spacious kitchen/diner, and three well-proportioned bedrooms. Outside, there is generous off-road parking and a good-sized rear garden. Conveniently located for transport links and local amenities, this is an excellent home that really needs to be seen to be appreciated.



01952 971800

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



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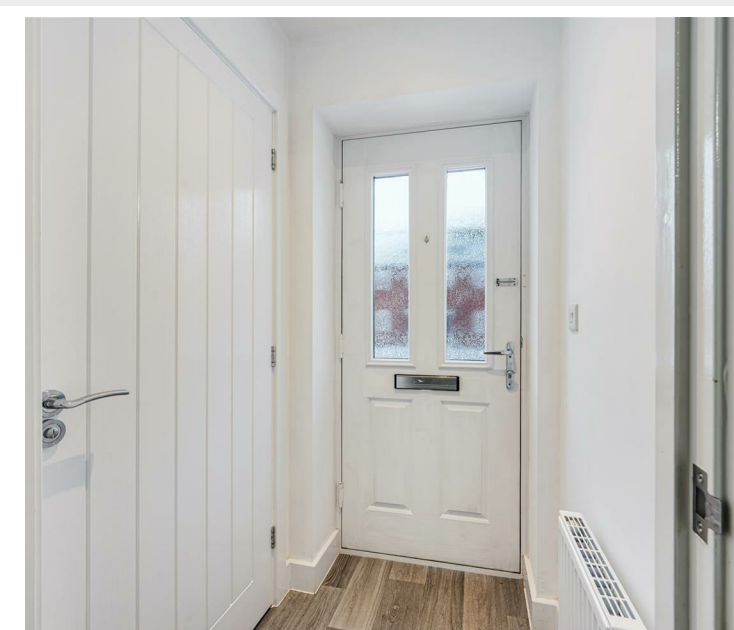
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Well-Presented Throughout
- Great Transport Links
- Recently Built Development
- Good-Size Plot
- Kitchen/Diner with French Doors to Garden
- Semi-Rural Location

As a recently built home, the property is particularly well presented throughout and benefits from quality finishes and a modern layout designed for comfortable, low-maintenance living. Positioned within a sought-after residential development, the property enjoys convenient access to transport links, local amenities and major routes, making it an ideal choice for buyers seeking both quality and location.

#### LOCATION

Crudgington Fields enjoys a convenient and semi-rural setting, just a short distance from Crudgington Primary School and the nearby village of Waters Upton. Here you'll find everyday essentials at the local convenience store and post office, along with Morgans, an award-winning butcher, and the well-regarded Bharat Indian Restaurant.

For commuters, the A442 offers quick access to Telford and the M54, while the B5062 provides a direct route to both Shrewsbury and Newport. The nearby market towns of Wellington and Newport offer a wide selection of pubs, restaurants, independent shops, and supermarkets. Regular train services run from Wellington and Telford stations, with connections to Shrewsbury, Wolverhampton, Birmingham, and direct routes to London Euston.

#### ROOMS

#### GROUND FLOOR

##### ENTRANCE HALL

##### W.C.

##### LOUNGE 14'10 x 14'7

##### KITCHEN/DINER 14'7 x 10'9

#### FIRST FLOOR

##### BEDROOM 1 11'4 x 8'3

##### BEDROOM 2 11'4 x 8'3

##### BEDROOM 3 8'1 x 6'2

##### BATHROOM

##### EXTERNAL

##### GARDEN

#### DRIVEWAY

#### LOCAL AUTHORITY

Telford and Wrekin Council

#### COUNCIL TAX BAND

Council Tax Band: C

#### POSSESSION AND TENURE

Freehold with vacant possession on completion.

#### 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.