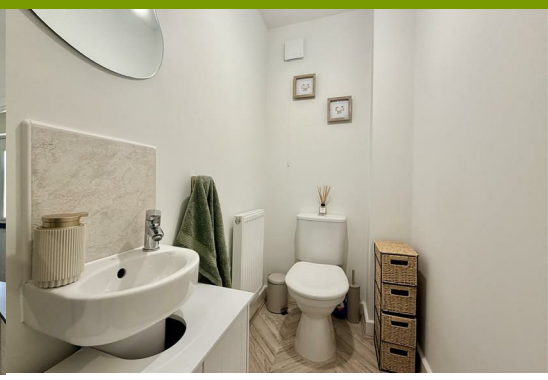


# 19 CATHEDRAL CLOSE

## CRUDGINGTON | TELFORD | SHROPSHIRE | TF6 6FJ







A beautifully presented three-bedroom semi-detached home, built by the highly regarded Shropshire Homes. Enjoying a sociable open-plan kitchen/diner, bay-fronted lounge, en-suite main bedroom, good-sized garden and ample parking, all within a popular semi-rural village setting.

**Offers in the region of £250,000**





1 3 2 B

- **Well-Presented Throughout**
- **Perfect for First-Time-Buyers**
- **Ground Floor Cloakroom**
- **Ample Parking Options**
- **Recently Built by Shropshire Homes**
- **En-Suite to Main Bedroom**

## DESCRIPTION

Built by the well-regarded Shropshire Homes, this recently constructed three-bedroom semi-detached property offers modern living in a home that has been exceptionally well cared for. From the moment you step inside, there is a lovely sense of space and quality, with a layout that works particularly well for everyday family life.

The ground floor is centred around a bright and sociable open-plan kitchen/diner, creating a natural hub for cooking, dining and entertaining, while the separate lounge benefits from a charming bay window which adds both character and plenty of natural light. A convenient W.C. completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with the added benefit of en-suite facilities, alongside the family bathroom. The property continues to impress outside, with a good-sized rear garden providing plenty of space to relax and enjoy during the warmer months, while ample parking to the front adds a practical touch that is always welcome.

Overall, this is a modern home that strikes a great balance between style, practicality and easy day-to-day living, making it an excellent choice for couples, young families or those looking for a home that is ready to move straight into.

## LOCATION

Crudgington offers a wonderful balance of peaceful village living and everyday convenience, surrounded by open Shropshire countryside with plenty of opportunities for walking and cycling. The village is home to a well-regarded primary school, while nearby Waters Upton provides further local amenities including a convenience store, post office, butcher and restaurant. Telford, Newport and Shrewsbury are all within easy reach, with the M54 approximately six miles away, making the location particularly appealing to commuters.

## ROOMS

## GROUND FLOOR

## ENTRANCE HALL

## W.C.

## LOUNGE

## KITCHEN/DINER

## FIRST FLOOR

## BEDROOM ONE

## EN-SUITE

## BEDROOM TWO

## BEDROOM THREE

## BATHROOM

## 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

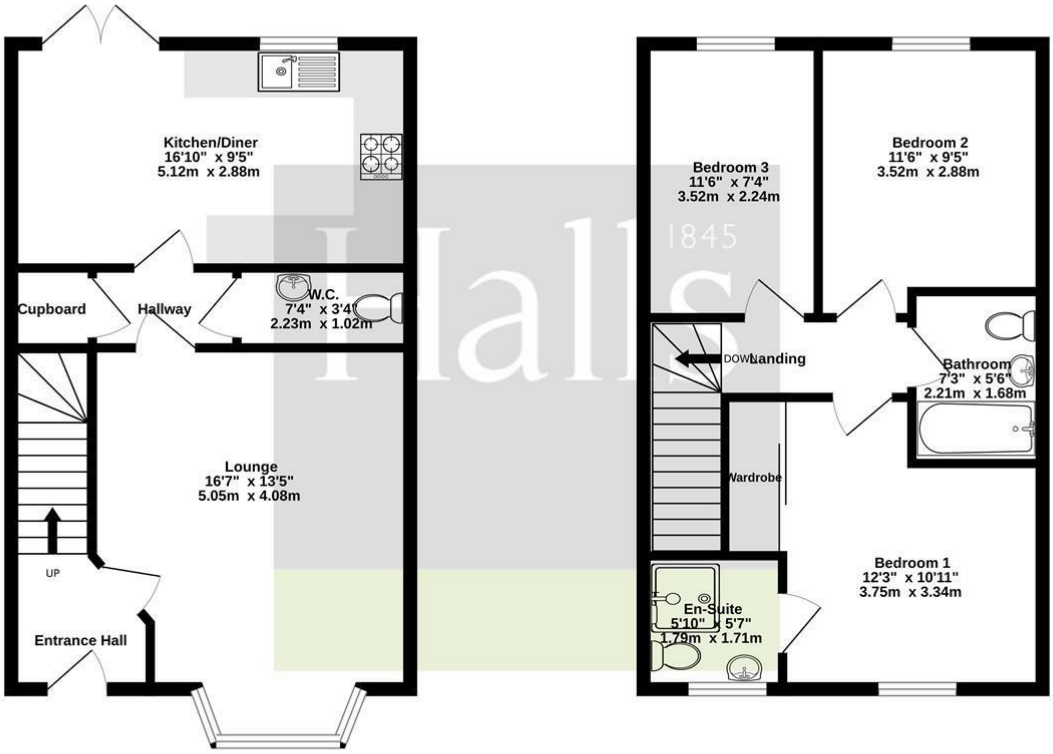
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (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.





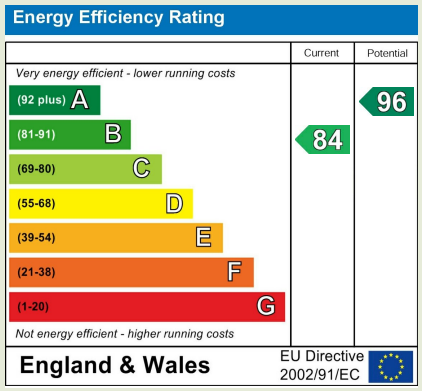
Ground Floor
470 sq.ft. (43.7 sq.m.) approx.

1st Floor
457 sq.ft. (42.5 sq.m.) approx.




TOTAL FLOOR AREA : 927 sq.ft. (86.2 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.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.

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Halls 1845

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