



31 Pleaton Lane, Allscott.

Offers in the region of **£285,000**

Being just over 12 months old, this beautifully presented 3 Bedroom semi-detached home is designed with families in mind. Being offered with No Upward Chain, the property benefits from upgraded features such as chrome sockets throughout, a premium fitted Kitchen (with full range of built-in appliances and plinth lighting), an extended patio within the south facing garden and a fully boarded loft space with ladder and light.

Briefly comprising Entrance Hallway, Downstairs W.C., large Lounge (with 'log-burner' style electric fire), spacious Kitchen/Diner (with patio doors out to the garden), 3 Bedrooms (Master with fitted wardrobes and En-suite) and Family Bathroom, externally there is a double width driveway to the front and a good-sized garden to the rear (with storage shed, power socket and lighting). Benefitting from ample built-in cupboard space, the remainder of the LABC Guarantee and the house builder's warranty, it is the perfect solution for anyone looking for a 'nearly new' home within an established plot! Gas C.H. & uPVC D.G. Council Tax Band C. EPC Rating B.

31 Pleaton Lane Allscott Telford Shropshire

Property entered via composite front door into

Entrance Hallway 7' 4" x 3' 10" (2.23m x 1.17m)
Provides access to downstairs rooms.

Downstairs W.C. 5' 10" x 3' 0" (1.78m x 0.91m)

Lounge 16' 5" x 15' 0" (5.00m x 4.56m) (max)
Two built-in storage cupboards. Stairs to first floor.

Kitchen/Diner 16' 5" x 11' 5" (5.01m x 3.48m)
Integrated appliances including dishwasher, electric hob, double oven, fridge and freezer. Double French doors to the rear garden.

Upstairs to
first floor landing which provides access to all Bedrooms and Family Bathroom. Two built-in storage cupboards. Loft hatch to boarded loft space with ladder and light.

Master Bedroom 12' 10" x 9' 2" (3.92m x 2.80m)
Two fitted wardrobes with sliding doors.

Master En-suite 9' 2" x 3' 3" (2.8m x 1.0m)

Bedroom 2 10' 0" x 9' 2" (3.05m x 2.80m)

Bedroom 3 7' 6" x 6' 11" (2.29m x 2.12m)

Family Bathroom 6' 11" x 5' 11" (2.12m x 1.81m)

10 High Street, Newport,
Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front is a double width block paved driveway with a border closest to the house containing a variety of plants and shrubs. Double electric power socket and external light. A paved pathway leads to the front door and round to the side of the property to a pedestrian gate which leads to the rear garden.

The enclosed, south facing rear garden is mostly laid to lawn with an extended paved patio nearest to the property. A useful wooden storage lies to one side. Electric lighting, double power socket and water tap.

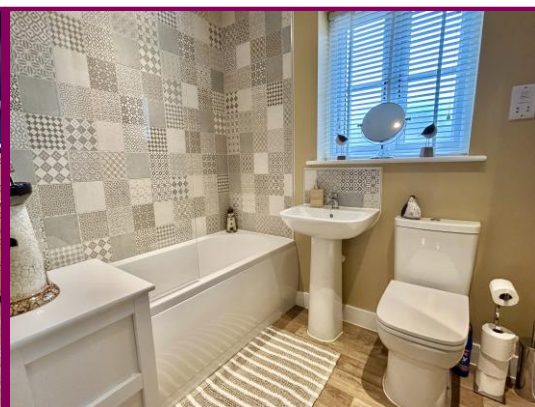


Barker Healey

PROPERTY



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