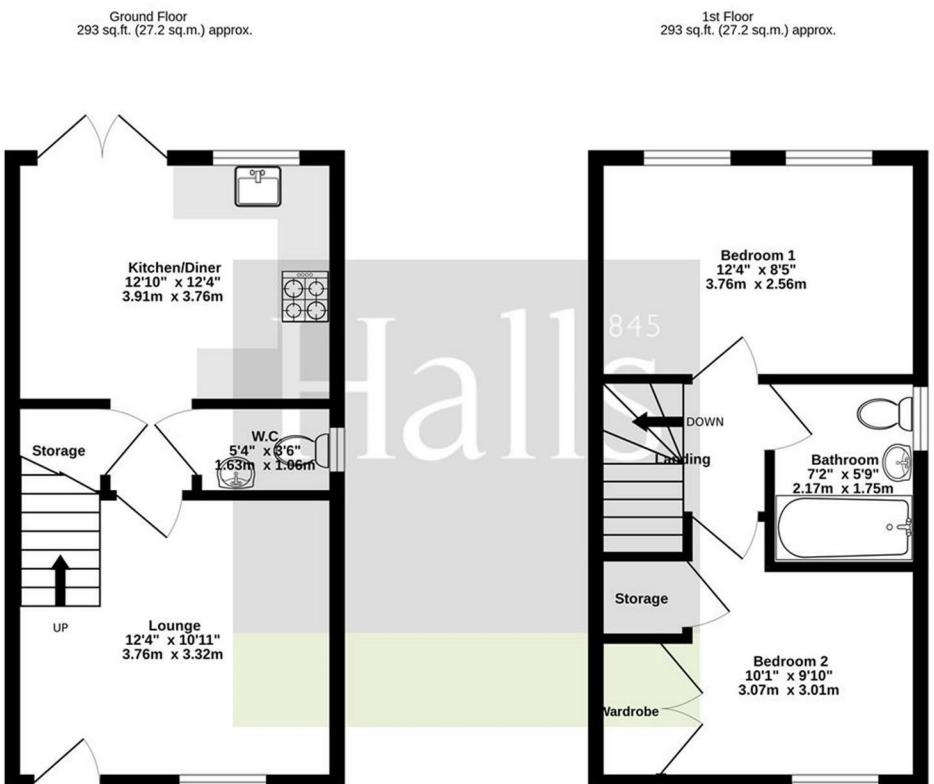


FOR SALE

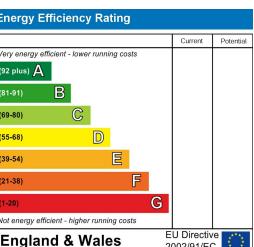
24 Crugetone Way, Crudginton, Telford, Shropshire, TF6 6FD

Halls¹⁸⁴⁵



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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 errors or omissions made. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Microfix 22025

Energy Performance Rating



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.



FOR SALE

Offers in the region of £200,000

24 Crugetone Way, Crudginton, Telford, Shropshire, TF6 6FD

This charming, modern two-bedroom semi-detached home, located on a prestigious Shropshire Homes estate in the desirable village of Crudginton, offers ample living space as well as being in a well connected location.

Halls¹⁸⁴⁵

01952 971800

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

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1 Reception
Room/s

2 Bedroom/s

1 Bath/Shower
Room/s

- **Two Double Bedrooms.**
- **Great Transport Links.**
- **Spacious Driveway.**
- **Well Presented Throughout.**
- **Good-Sized Rear Garden.**
- **Total ft² - 624.00**

DESCRIPTION

The spacious ground floor comprises a well-equipped kitchen/diner, a light and airy living room, and a convenient downstairs WC. Upstairs, you will find two generous bedrooms, and a family bathroom completes the upper floor, providing a stylish and functional space for the entire household.

This newly built home benefits from high-quality finishes throughout as well as a spacious driveway with EV charging point. Situated within easy reach of excellent transport links, this property is perfect for those seeking a peaceful location with the convenience of good access to local amenities and major routes.

An ideal opportunity for first-time buyers or those looking to downsize, this home provides an excellent foundation for comfortable, modern living. Don't miss your chance to make it yours!

LOCATION

Conveniently located near Newport, Shrewsbury and Telford, Crugetone Way provides easy access to amenities, excellent local schools and great transport links, making it an ideal countryside haven with urban conveniences nearby.

DIRECTIONS

From Wellington go towards the Princess Royal Hospital. From Apley Avenue take the first exit on the hospital roundabout onto Whitchurch Drive. At the next roundabout go straight over onto the A442 and stay on here for 3.1 miles. Once you come to the roundabout, take the first exit and in 60 yards turn right onto Crugetone Way, turn left after 120 yards onto Crugetone Way and you will be able to find the property on your right.

ROOMS

GROUND FLOOR

LOUNGE

12'4" x 10'10"

KITCHEN/DINER

12'9" x 12'4"

W.C.

5'4" x 3'5"

FIRST FLOOR

BEDROOM ONE

12'4" x 8'4"

BEDROOM TWO

12'4" x 10'0"

BATHROOM

7'1" x 5'8"

EXTERNAL

GARDEN

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: B

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.