



**Estate Agents
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Brookwood Crudgington Green, Crudgington, Telford, TF6 6JY
Offers In The Region Of £675,000

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Crudington is a small rural village on the eastern edge of Telford, Shropshire, characterised by open farmland, scattered homes, and a quiet countryside settings. Crudington has seen recent growth through a new housing development, carefully balanced with its rural character and surrounding green spaces. Well connected by road links and close to nearby villages such as Shawburch and High Ercall, it offers a blend of peaceful living and accessibility, making it attractive to families and commuters seeking a semi-rural lifestyle.

The market town of Wellington (approx. 5 miles away) has a railway station, good motorway access, doctors' surgery, dental practices and the Princess Royal Hospital is less than a mile away. Wellington also has two secondary schools, several primary schools and a Sixth Form College. The High Street has a mix of independent and chain shops, cafes and pubs. The town is served by several supermarkets and a retail park a short distance away. Telford Town Centre, with its covered shopping mall, retail and leisure parks, is approximately 8 miles away.

Available With No Upward Chain

Brookwood is a delightful detached three bedroomed Duke of Sutherland style house set in beautiful Shropshire countryside and benefitting from a range of useful outbuildings, two side paddocks and larger separate field (the whole extending in total to just under 5 acres).

The house and adjoining gardens extends to about 1/3 of an acre and the gas centrally heated and mostly double glazed accommodation is set out over two floors as follows:-

Hardwood panelled and glazed entrance door to

Enclosed Front Porch

having quarry tiled floor and light fitting. Inner timber panelled/glazed entrance door to

Entrance/Through Hall

with radiator. Understairs recess.

Lounge

11'11" x 11'8" (3.64 x 3.58)

with double glazed bow windows to the front and one side, both overlooking connected grazing land. Coal effect gas fire and a tiled hearth. Radiators.

Dining Room

11'5" x 11'11" (3.48 x 3.64)

with double glazed bow window to the front overlooking grazing land. Two radiators. Two open fronted book shelves.

Breakfast Room

8'1" x 11'3" (2.47 x 3.45)

with double glazed window having outlook to the rear garden. Radiator. Glazed door to

Rear Porch

having tiled floor and radiator. External door to rear garden.

Accessed from the breakfast room via a latch door is the

Kitchen

10'1" x 11'0" (3.08 x 3.37)

having an extensive range of fitted base and wall mounted cupboards with the former having roll edge worktop to finish. Integrated fridge and freezer. Recess with plumbing connection for a washing machine. Built in electric oven/grill with 4 ring gas hob above and filter extractor hood over. Double glazed window with outlook to the rear garden. Tiled floor. Tower radiator

Bathroom

modern white suite comprising low level flush W.C., pedestal wash hand basin and bath with shower off mixer tap. Radiator and double glazed window.

From the through hall stairs to

Landing

with double glazed windows and access hatch to loft. Pull down ladder. Partially boarded and having light fitting.

Bedroom One

11'11" x 11'10" (3.64 x 3.63)

a double size bedroom with double glazed windows to the front and side. Radiator. Vanity wash hand basin.

Bedroom Two

9'3" x 10'9" (max) (2.84 x 3.29 (max))

having a double glazed window with outlook to the front. Radiator. Vanity wash hand basin. Built-in wardrobe with hanging rail and shelving. Separate built-in airing cupboard with lagged hot water cylinder and shelved cupboard above.

Bedroom Three

8'1" x 10'0" (2.48 x 3.06)

having double glazed window with rural outlook. Radiator. A built-in wardrobe/shelving unit to one wall and having sliding fronts.

Outside

Attached to the house is a garage with up/over door to the front. Power and lighting. Courtesy rear door. Also outside W.C. with low level flush W.C. and corner wash hand basin, Light fitting. Boiler house with Worcester gas fired boiler. Water softener unit (working condition unknown).

The property is approached off the lane via a gravelled surfaced in and out driveway. Small front lawn and shrubbed border including climbing rose and honeysuckle. Good size lawned side garden with mature fruit trees. The shaped lawned rear garden is largely bordered by well established shrubbed beds. To the other side of the house, the gravelled driveway opens up to a large parking area. A range of brick/tiled outbuildings divided to provide a useful garden/store with power and lighting, a garage with hydraulic car lift (working condition unknown), power and lighting. Workshop with power and lighting.

Also two bay carport and an end garage with double doors, power and lighting. Two old brick/tile pig stys. Positioned on the roof of the carport and end garage are 16 PV panels.

Additional Land

The property includes two paddocks and a separate grazing field immediately opposite.

Paddock 1 - adjacent to the house. Approximately 1/2 of an acre.

Paddock 2 - adjacent to the outbuildings. Approximately 2/3 of an acre.

Separate grazing field (bounded to the rear by the Strine). Approximately 3.4 acres.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band F.

EPC RATING: E (54)

TENURE: We are advised by the Executors that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity and gas are connected. Septic tank drainage.

BROADBAND AND MOBILE SERVICES: Executors are not aware of mobile coverage or broadband availability at the property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: Executors are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: Executors are not aware of any any flooding issues within the last 5 years at the property.

PLANNING PERMISSIONS/DEVELOPMENTS: Executors are not aware of any planned developments or permissions that may impact the property.

COAL FIELDS/MINING: Executors are not aware of any mining related issued having affected the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From the Crudgington island (A442) proceed towards Newport on B5062. After about 1/2 a mile Leasowes Farm is on the left, just after the farmhouse take the right hand turning down Crudgington Moor Lane. Follow the lane for about 1/2 a mile and take the first right, a lane with a number of "sleeping policemen". Follow this lane down and the property is about 1/3 of a mile on the right hand side.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

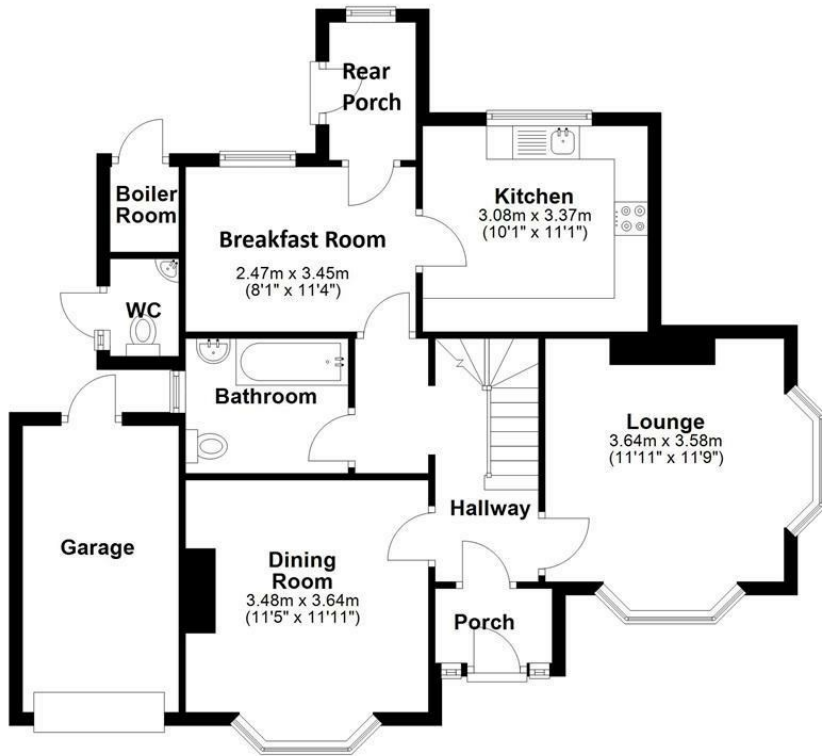




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

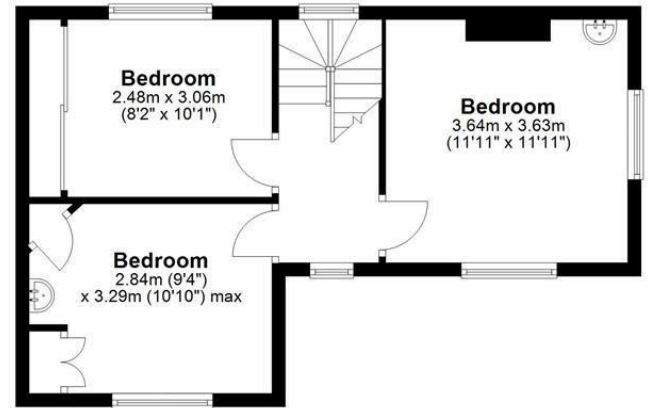
Ground Floor

Approx. 79.2 sq. metres (852.2 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 118.4 sq. metres (1274.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.