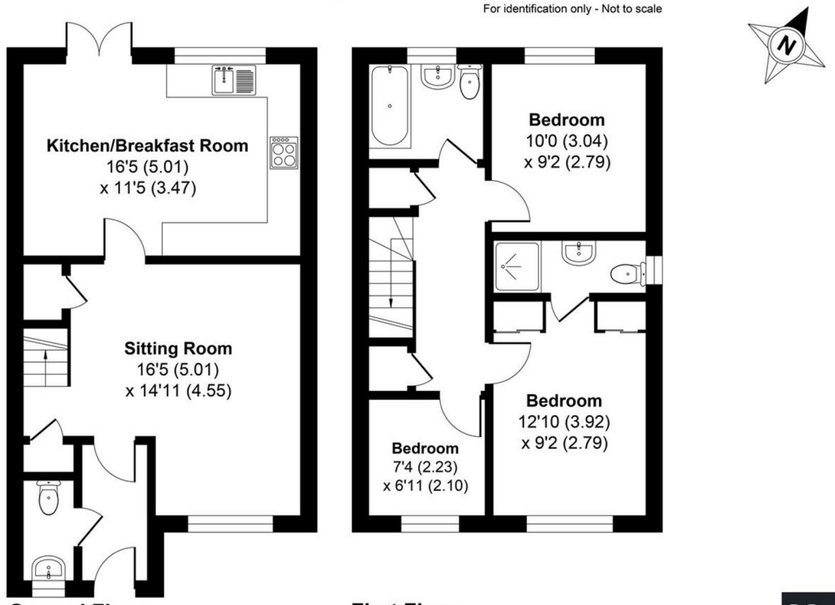
FOR SALE

23 The Clayfields, Allscott, Telford, Shropshire, TF6 5FE

Approximate Area = 921 sq ft / 85.6 sq m

For identification only - Not to scale

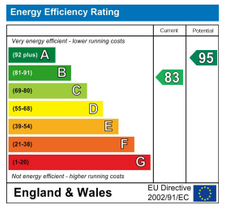


Ground Floor **First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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



01952 971800

Telford Sales
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FOR SALE

Offers in the region of £275,000

23 The Clayfields, Allscott, Telford, Shropshire, TF6 5FE

A stunningly presented three-bedroom home, beautifully appointed throughout and offering an excellent combination of generous living space, attractive interiors and a private rear garden. The property features a beautiful lounge, an impressive kitchen/dining room with French doors opening onto the garden, three well-proportioned bedrooms including a principal bedroom with en-suite, a family bathroom and useful cloakroom. Outside, there is a double-width driveway and a beautifully maintained rear garden.

FOR SALE

1 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

- **Beautifully Presented Throughout**
- **En-Suite to Main Bedroom**
- **Ground Floor Cloakroom**
- **Close to Amenities**
- **Sought After Development**
- **EPC Rated : B**

DESCRIPTION

This exceptional three-bedroom home has been beautifully presented by the current owners, with a high level of attention to detail evident throughout. Offering well-proportioned accommodation alongside beautifully considered interiors, the property provides a fantastic setting for modern family living.

The welcoming entrance hallway provides access to the principal rooms and the useful cloakroom/WC. The lounge is a comfortable and inviting reception room, with a window overlooking the front and providing an ideal space to relax.

The kitchen/dining room is undoubtedly one of the highlights of the property, creating an impressive and sociable space for both everyday life and entertaining. The kitchen is fitted with an attractive range of units complemented by wooden-effect work surfaces, incorporating a halogen hob, double oven and integrated fridge/freezer, together with space and plumbing for a dishwasher. There is ample room for a dining table and chairs, while French doors open directly onto the rear garden, creating a lovely connection between the kitchen and outside space.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. Two further bedrooms are served by the family bathroom, creating a practical and versatile layout for family life.

Externally, the property benefits from a generous brick-paved double-width driveway, providing ample off-road parking, while a gated side pathway leads through to the rear garden.

The rear garden is a lovely private space, with a paved patio providing an excellent area for outdoor seating and entertaining, beyond which is a well-maintained lawn with established planted borders. The combination of the attractive landscaping and mature greenery creates a pleasant and secluded setting.

A truly impressive home that has been exceptionally well cared for and thoughtfully presented, offering spacious and versatile accommodation together with an attractive garden and excellent everyday practicality.

LOCATION

Set within the thriving new community of Allscott Meads, this home enjoys the benefits of a thoughtfully designed development where everything has already been put in place to enhance modern living. The newly built primary school sits at the heart of the neighbourhood, while a growing selection of business and retail units ensures day-to-day conveniences are close at hand. Perfectly positioned between Telford and Shrewsbury, with swift access to the M54, the location is ideal for commuters heading across Shropshire or into the West Midlands.

Beyond its excellent connections, Allscott Meads has been carefully planned to foster a real sense of community, with open green spaces, children's play areas, and outdoor gym equipment creating opportunities for recreation and wellbeing. Residents can enjoy scenic nature trails, a tranquil lagoon complete with shingle beach, and even a community orchard—features that bring both charm and lifestyle to the development. Together with nearby pubs and local sports clubs, the setting combines the warmth of village life with the convenience of modern amenities, making it a truly special place to call home.

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 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.