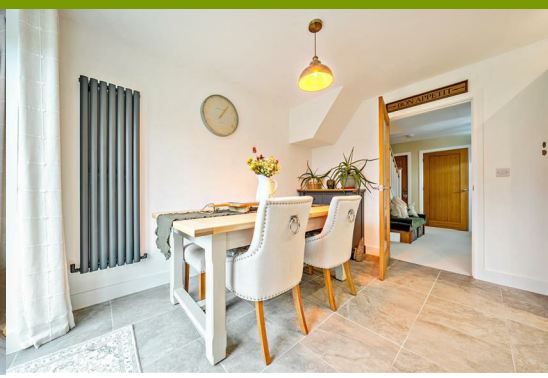


21 THE CLAYFIELDS

ALLSCOTT | TELFORD | SHROPSHIRE | TF6 5FE







A well-presented three-bedroom home offering spacious family accommodation, an en-suite to the principal bedroom, an impressive kitchen/dining room, double-width driveway and an attractive enclosed rear garden.

Offers in the region of £295,000





1 3 2 B

- **Immaculately Presented**
- **Landscaped Garden**
- **En-Suite to Main Bedroom**
- **Ground Floor W.C.**
- **Driveway with EV Charger**
- **Sought-After Location**

DESCRIPTION

This attractive three-bedroom home offers well-presented and thoughtfully arranged accommodation, ideally suited to modern family life. Having been well maintained by the current owners, the property combines comfortable living space with a particularly appealing kitchen/dining room and an attractive enclosed rear garden.

The entrance hallway provides a welcoming introduction to the home, with access to the main reception areas and a useful cloakroom/WC. The lounge is a pleasant and comfortable space, enjoying a front-facing window and providing somewhere to unwind away from the busier areas of the house.

To the rear, the kitchen/dining room offers an excellent space for both family meals and entertaining. Fitted with a range of attractive units and wooden-effect work surfaces, the kitchen incorporates a halogen hob, double oven and integrated fridge/freezer, alongside space and plumbing for a dishwasher. There is plenty of room for a dining table and chairs, while French doors provide direct access to the garden and allow plenty of natural light into the room.

The first-floor accommodation comprises three good-sized bedrooms, with the principal bedroom enjoying the added benefit of an en-suite shower room. The remaining bedrooms are served by the family bathroom, completing a layout that works particularly well for families.

Outside, a brick-paved double-width driveway provides ample off-road parking, with a gated pathway to the side giving access to the rear garden.

The garden has been attractively arranged to provide a paved patio, ideal for outdoor dining and seating, together with a well-maintained lawn and established planted borders. Mature greenery adds a welcome sense of privacy, creating an enjoyable space to make the most of the warmer months.

Combining well-proportioned accommodation, a sociable kitchen/dining room and a pleasant rear garden, this is a lovely home that offers an excellent balance of comfort, practicality and space for everyday family living.





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.

COUNCIL TAX BAND

Council Tax Band: C

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

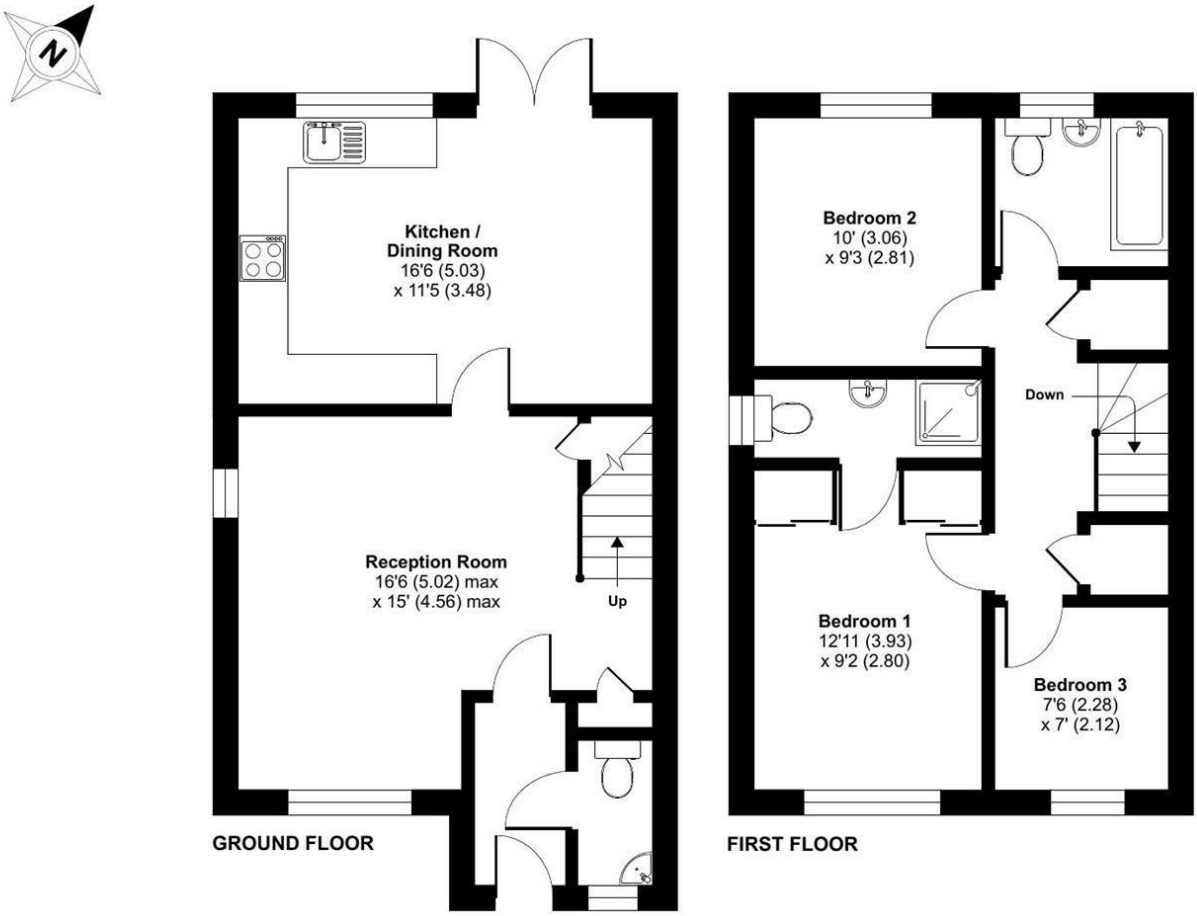
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

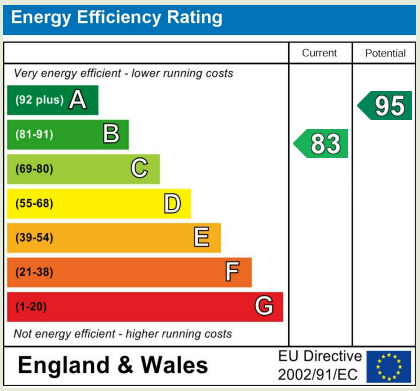
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

Approximate Area = 927 sq ft / 86.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1541870



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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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