



Pleaton Lane, Allscott, Telford



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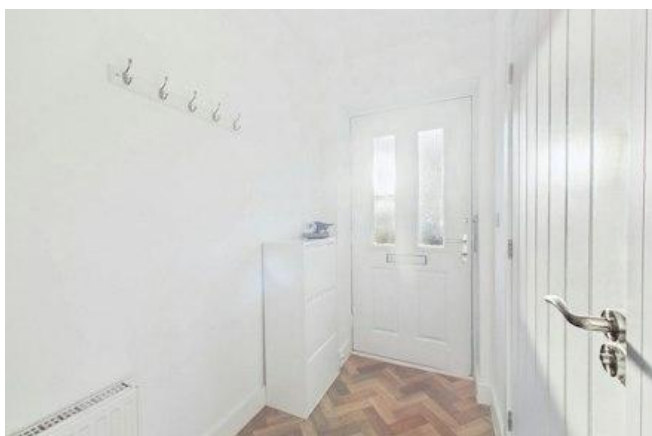
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£265,000

- Three-bedroom semi-detached
- Modern fitted kitchen/dining room
- Principal bedroom with en-suite
- French doors opening to rear garden
- Double-width brick-paved driveway
- Situated in the desirable village of Allscott
- Freehold
- EPC rating B

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A beautifully presented three-bedroom semi-detached home situated in the desirable village of Allscott. Built by SJ Roberts, the property offers a spacious lounge, modern kitchen/diner with French doors to the garden, principal bedroom with en-suite, family bathroom, enclosed rear garden and double-width driveway.

Situated in the charming village of Allscott, this well-presented three-bedroom semi-detached home was constructed by SJ Roberts and offers modern, comfortable living accommodation, ideal for families, first-time buyers and those looking for a peaceful village setting.

The ground floor comprises a welcoming entrance hallway, a convenient cloakroom/WC and a bright and spacious living room. To the rear of the property is a modern kitchen/dining room, fitted with an attractive range of units and integrated appliances including an electric hob, double oven, fridge/freezer and dishwasher. Double-glazed French doors open directly onto the rear garden, creating an ideal space for entertaining and family dining.

To the first floor, the property offers a principal bedroom with an en-suite shower room, two further bedrooms and a family bathroom.

Externally, the property benefits from a brick-paved double-width driveway to the front, providing off-road parking. A side access

FREEHOLD / EPC RATING B / COUNCIL TAX BAND C / PROPERTY SERVICE FEE APPROX. £159.50 PER ANNUM

AML Regulations We are marketing this property on behalf of Move With Us. By law, anti-money laundering (AML) checks must be carried out on all purchasers to comply with HMRC legislation and help prevent criminal activity. These checks are legally mandated and involve a nominal fee of £49 plus VAT, payable directly to Move With Us. This fee covers the cost of obtaining relevant data, any manual checks, and ongoing monitoring that may be required. The fee must be paid in advance, prior to the issuance of a memorandum of sale, and is non-refundable.



Living Room 4.98m x 4.52m (16'4" x 14'10")

Kitchen/Diner 4.95m x 3.44m (16'2" x 11'4")

Principal Bedroom 3.86m x 2.78m (12'8" x 9'1")

Principal Ensuite 2.76m x 0.99m (9'1" x 3'2")

Bedroom 3.02m x 2.77m (9'11" x 9'1")

Bedroom Three 2.11m x 2.25m (6'11" x 7'5")

WC 0.88m x 1.75m (2'11" x 5'8")

Bathroom 2.09m x 1.67m (6'11" x 5'6")

Entrance 1.15m x 2.2m (3'10" x 7'2")

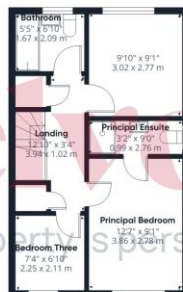
Landing 3.92m x 1.02m (12'11" x 3'4")

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Ground Floor

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Property is personal



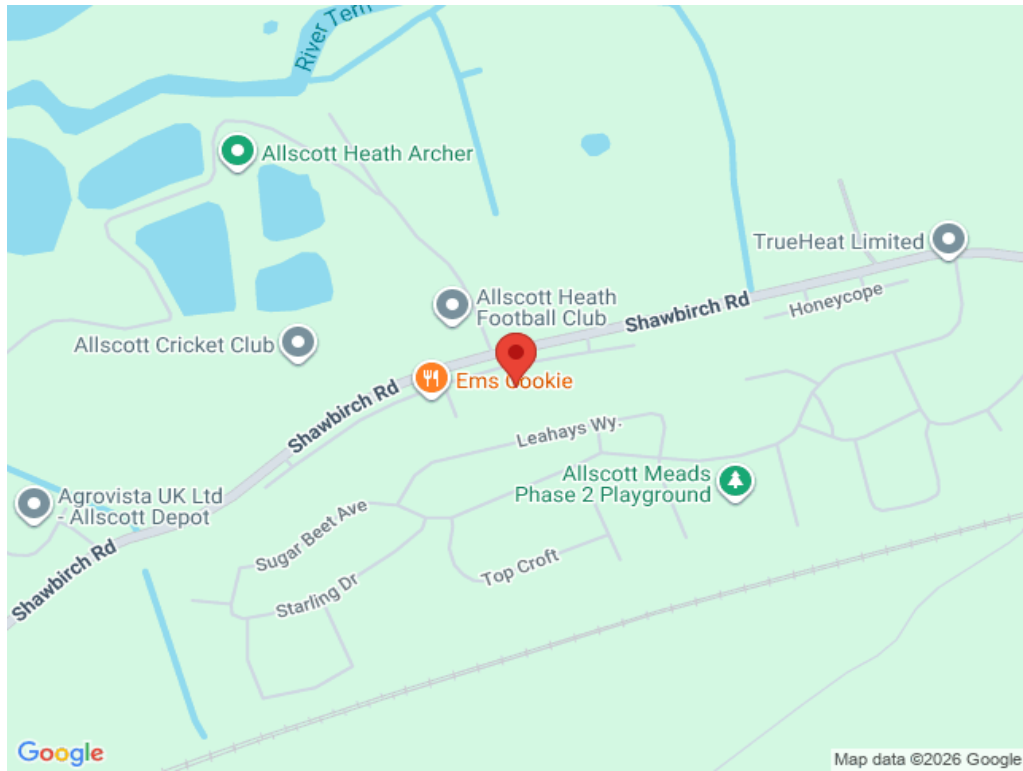
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Approximate total area⁽¹⁾
842 ft²
78.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Belvoir Telford

01952 258562
telford@belvoir.co.uk