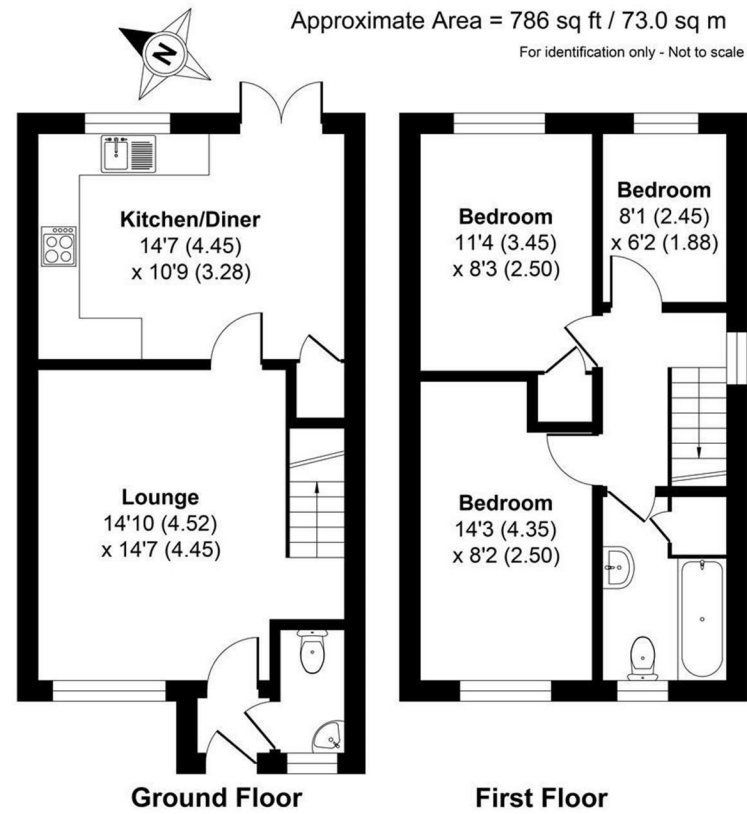


FOR SALE

12 Crugetone Way, Crudgington, Telford, TF6 6FD



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPM52 Residential) Produced by Lens-Media for Halls.



FOR SALE

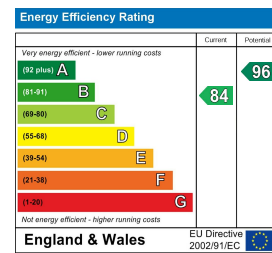
£995 Per Calendar Month

12 Crugetone Way, Crudgington, Telford, TF6 6FD

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



A well-presented home offering bright, comfortable accommodation throughout. The property features a welcoming hallway, W.C, lounge, a spacious kitchen/diner, and three well-proportioned bedrooms. Outside, there is generous off-road parking and a good-sized rear garden. Conveniently located for transport links and local amenities, this is an excellent home that really needs to be seen to be appreciated. AVAILABLE FROM MID MAY



01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Well-Presented Throughout
- Great Transport Links
- Recently Built Development
- Good-Size Plot
- Kitchen/Diner with French Doors to Garden
- Semi-Rural Location

As a recently built home, the property is particularly well presented throughout and benefits from quality finishes and a modern layout designed for comfortable, low-maintenance living. Positioned within a sought-after residential development, the property enjoys convenient access to transport links, local amenities and major routes, making it an ideal choice for buyers seeking both quality and location.

LOCATION

Crudgington Fields enjoys a convenient and semi-rural setting, just a short distance from Crudgington Primary School and the nearby village of Waters Upton. Here you'll find everyday essentials at the local convenience store and post office, along with Morgans, an award-winning butcher, and the well-regarded Bharat Indian Restaurant.

For commuters, the A442 offers quick access to Telford and the M54, while the B5062 provides a direct route to both Shrewsbury and Newport. The nearby market towns of Wellington and Newport offer a wide selection of pubs, restaurants, independent shops, and supermarkets. Regular train services run from Wellington and Telford stations, with connections to Shrewsbury, Wolverhampton, Birmingham, and direct routes to London Euston.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

14'10 x 14'7

KITCHEN/DINER

14'7 x 10'9

FIRST FLOOR

BEDROOM 1

11'4 x 8'3

BEDROOM 2

11'4 x 8'3

BEDROOM 3

8'1 x 6'2

BATHROOM

EXTERNAL

GARDEN

DRIVEWAY

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: C

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

TERMS

The property will be offered on an initial six month Occupation Contract, however, longer term occupants are preferred.

Pets to be declared prior to viewing.