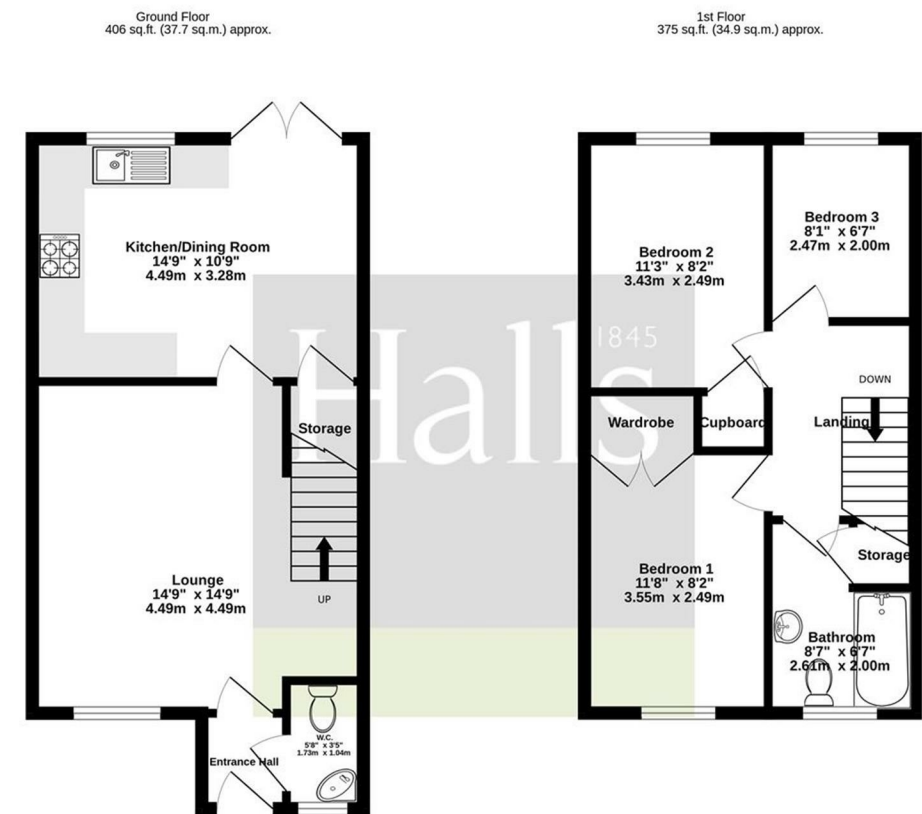


FOR SALE

16 Crugetone Way, Crudgington, Telford, TF6 6FD



TOTAL FLOOR AREA - 781 sq.ft. (72.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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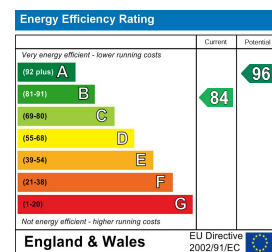
FOR SALE Offers in the region of £250,000

16 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

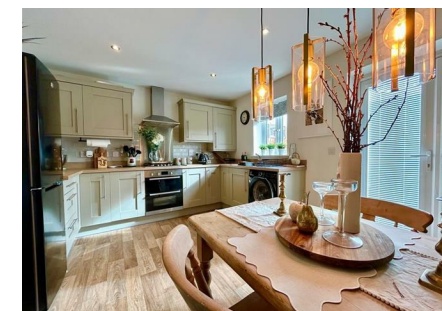


Nestled in the charming area of Crudgington, Telford, this delightful house on Crugetone Way offers comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.



01952 971800

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



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2 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- Ample Parking.
- Great Transport Links.
- Close to Local Amenities.
- Beautifully Presented Throughout.
- NHPC Warranty.
- Total ft<sup>2</sup> - 807.00

#### LOCATION

Conveniently located near Newport, Shrewsbury and Telford, 10, Crugetone Way provides easy access to amenities, excellent local schools and great transport links, making it an ideal countryside haven with urban conveniences nearby.

#### DIRECTIONS

From Wellington go towards the Princess Royal Hospital. From Apley Avenue take the first exit on the hospital roundabout onto Whitchurch Drive. At the next roundabout go straight over onto the A442 and stay on here for 3.1 miles. Once you come to the roundabout, take the first exit and in 60 yards turn right onto Crugetone Way, turn left after 120 yards onto Crugetone Way and you will be able to find the property on your right.

#### ROOMS

##### GROUND FLOOR

##### LIVING ROOM

The spacious living room provides views to the front elevation, allowing plenty of natural light as well as access to the first floor.

##### KITCHEN/DINER

The beautiful fitted kitchen offers ample worktop and storage space as well as space for a dining table and French doors leading out to the garden.

#### DESCRIPTION

The spacious ground floor comprises a well-equipped kitchen/diner, a light and airy living room, and a convenient downstairs WC. Upstairs, you will find two double bedrooms, a single bedroom/versatile room and a family bathroom completes the upper floor, providing a stylish and functional space for the entire household.

Outside the property offers ample parking to the side of the property as well as two additional spaces. The garden is a good-sized area which provides both patio and grassed area which makes it a perfect space for both relaxing and entertaining.

This newly built home benefits from high-quality finishes throughout, ensuring both comfort and style. Situated within easy reach of excellent transport links, this property is perfect for those seeking a peaceful location with the convenience of good access to local amenities and major routes.

#### W.C.

A white two-piece suite comprising of hand-wash basin and W.C.

#### FIRST FLOOR

##### BEDROOM ONE

A spacious double bedroom with views to the front elevation and fitted wardrobes.

##### BEDROOM TWO

A further double bedroom with views to the rear aspect.

##### BEDROOM THREE

A single bedroom which can be used as a versatile space like a study or dressing room with views to the rear aspect.

#### BATHROOM

A white three-piece suite comprising of bath with overhead shower attachment, hand-wash basin and W.C.

#### EXTERNAL

##### GARDEN

A good-sized garden with access to the side of the property as well as both grassed and patio area, perfect for entertaining and relaxing.

#### LOCAL AUTHORITY

Telford and Wrekin Council.

#### COUNCIL TAX BAND

Council Tax Band: C

#### POSSESSION AND TENURE

Freehold with vacant possession on completion.

#### VIEWINGS

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 £30 (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.