



**Sugar Beet Avenue, Allscott, Telford**

**£355,000**



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**Freehold | EPC rating: B**

- Three-storey semi-detached townhouse
- Separate dining room

- Four bedrooms
- Spacious first-floor living room
- Close to local amenities and

**Belvoir**  
Property is personal

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Description

Situated in the popular village of Allscott, this beautifully presented three-storey semi-detached townhouse on Sugar Beet Avenue offers spacious and versatile accommodation, making it an ideal family home. Benefitting from a generous driveway providing off-road parking for three vehicles, a private enclosed rear garden and excellent transport links between Wellington and Shrewsbury, this property combines modern living with a convenient village location.

The ground floor welcomes you with a spacious entrance hallway leading to a stylish open-plan kitchen/diner, creating the perfect space for everyday family life and entertaining. A separate dining room to the front of the property offers additional reception space and could also be utilised as a home office or playroom if required. Completing the ground floor are a practical utility/laundry room and a convenient guest WC. The first floor features an impressive living room spanning the full width of the property, flooded with natural light and providing an excellent space to relax. Also on this floor is the generous principal bedroom, complete with its own en-suite shower room.

The second floor offers three further well-proportioned bedrooms, ideal for children, guests or home working, together with a contemporary family bathroom.

Outside, the property enjoys a private enclosed rear garden, perfect for outdoor dining, children and pets, while the front driveway provides parking for up to three vehicles.

Located in the heart of Allscott, the property is within easy reach of local amenities including Allscott Sports Club and Allscott Meads Primary School and Nursery. Excellent road links provide convenient access to both Wellington and Shrewsbury, making this an ideal location for commuters while enjoying the benefits of village living.

FREEHOLD / EPC RATING B / COUNCIL TAX BAND D/ TRUSTER GREEN MANAGEMENT FEES APPROX £142.00 ANNUALLY AS ADVISED BY VENDORS

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floorplan



## Rooms

### Hallway

4.27m x 2.3m (14'0" x 7'6")

### Dining Room

4.1m x 3.46m (13'6" x 11'5")

### Kitchen/ Diner

4.64m x 4.6m (15'2" x 15'1")

### Laundry Room

2.03m x 1.27m (6'8" x 4'2")

### WC

1.57m x 1.03m (5'2" x 3'5")

### 1st Floor Landing

5.22m x 2.33m (17'1" x 7'7")

### Living Room

5.96m x 3.38m (19'7" x 11'1")

### Bedroom One

3.56m x 3.51m (11'8" x 11'6")

### Ensuite

2.87m x 1.19m (9'5" x 3'11")

### 2nd Floor Landing

3.82m x 2.32m (12'6" x 7'7")

### Bedroom Two

4.12m x 2.71m (13'6" x 8'11")

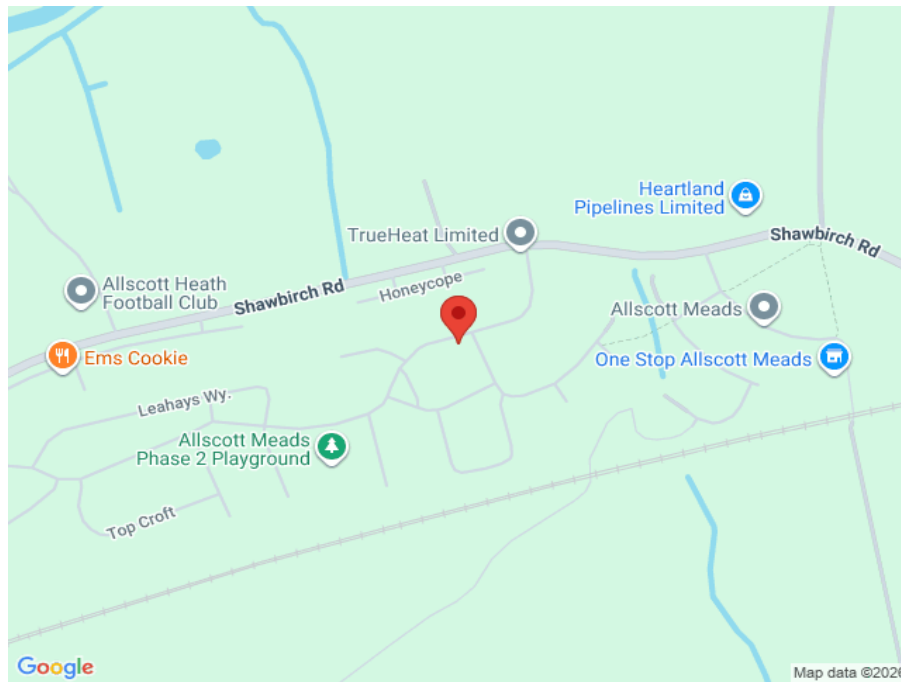
### Bedroom Three

3.29m x 3.06m (10'10" x 10'0")

## Photographs



## Map



## QR CODES



Material Information Report



Virtual Tour

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