

Barbers

Helping *you* move



6 Aldescote Way, Allscott Meads

This stunning, modern Four Bedroom Detached House has stylishly presented accommodation throughout and overlooks the delightful communal green area to the front. Located in the popular developing Allscott Meads area with Primary School.

Offers in excess of
£425,000

6 Aldescote Way, Allscott Meads, Nr. Telford, TF6 5FA

Overview

- **Stunning Detached House**
- **Lounge with walk-in bay**
- **Beautiful Kitchen / Diner**
- **Utility Room, Guest Cloakroom**
- **Main Bedroom Suite with En-suite**
- **Three Further Bedrooms**
- **Bathroom with four piece suite**
- **Garage and driveway**
- **Landscaped rear garden**
- **Gas CH, Double Glazing**
- **EPC B, Council Tax E**
- **Estate S/Charge payable**



Location

Situated in this new development of Allscott Meads overlooking the communal Green area with its recently built Primary School and a range of business / retail units nearing to completion. The property is ideally located for access to both Telford and Shrewsbury as well as the M54, providing an easy commute to the West Midlands. As well as the local facilities including pubs and local sports clubs, we are advised that the developers are providing open green spaces, play areas with outdoor gym equipment and trim track, a lagoon with shingle beach as well as nature trails and community orchard.

Brief Description

This stunning, modern Detached House, has stylishly presented accommodation, decorated in neutral tones throughout. Entering through the Canopy Storm Porch into the Entrance Hall with stairs off to the first floor - to the right is the Lounge with a feature alcove, ideal for an electric fire, walk-in bay window overlooking the front with the delightful communal green space beyond. The Kitchen / Diner is a beautiful feature with an abundance of natural light streaming through French doors, window and two feature ceiling windows - the Kitchen has a fantastic range of drawers, base and wall mounted units with complementary working surfaces and breakfast bar; integrated fridge / freezer, two ovens, large electric hob with extractor over, dishwasher and inset 1.5 bowl sink unit. A door opens into the L shaped Utility Room with a range of base units, provision for two appliances, sink unit and wall mounted cupboard - there is a door into the Garage and to the rear garden; within the floor space of the Utility is the Guest Cloakroom with modern two piece suite.



Stairs ascend to the first floor Landing with useful cupboard and hatch to the boarded loft space. The main Bedroom suite enjoys a window to the front with Dressing area off enjoying a triple range of built-in wardrobes, window to the side and the En-suite Shower Room. Bedroom Two, a double, also overlooks the front and has an excellent range of built-in wardrobes; Bedroom Three, a double, is located to the rear and Bedroom Four is a single overlooking the front. The principal Bathroom has a four piece suite including a separate shower cubicle. Gas central heating and double glazing complete the accommodation.

Externally, the property is approached over a double width driveway with adjacent lawned garden with low boundary hedging to the front; the Garage has an up-and-over door with personal door to the Utility. Side access leads into the beautiful, landscaped rear garden - a particular feature of this property where you will enjoy a lawned garden with good sized patio area and pathway edging around the sides and rear with feature garden pond set into the border, pergola inviting climbing plants to create a walkway screen; additional corner patio area and shrub borders containing a variety of shrubs.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. There is an Estate Service charge payable for the upkeep of the communal area to Trust Green is currently £105 per annum.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band E.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Wellington proceed along Admaston Road towards the Village of Admaston. Upon entering Admaston turn left at the crossroads onto Station Road (B4394) and follow this road for approx. 2 miles into the Village. Allscott Meads will be found on the left hand side - take the first left into Aldescote Way and follow the road around where no.6 will be found on the right hand side before the shop units and School.

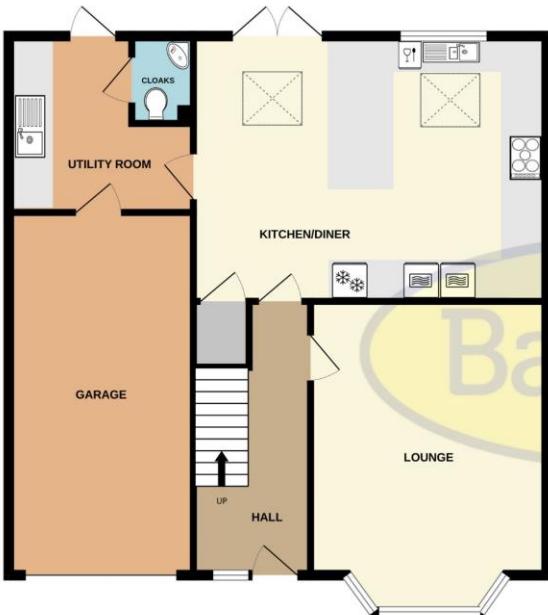
METHOD OF SALE

For Sale by Private Treaty.

WE38775.010925

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which 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 Movebutler, and is non-refundable.

GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA: 1745 sq.ft. (162.1 sq.m.) approx.

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All measurements quoted are approximate:

LOUNGE 15' 3" x 12' 6" (4.65m x 3.81m) plus bay in addition

KITCHEN / DINER 19' 7" x 14' 9" (5.97m x 4.5m)

UTILITY ROOM 10' 3" x 9' 9" (3.12m x 2.97m) max.

CLOAKROOM 4' 9" x 3' 5" (1.45m x 1.04m)

BEDROOM ONE 15' 3" x 10' 6" (4.65m x 3.2m)

DRESSING AREA 12' 0" x 4' 3" (3.66m x 1.3m) min. excluding wardrobes

EN-SUITE 10' 3" x 4' 8" (3.12m x 1.42m)

BEDROOM TWO 12' 1" x 10' 9" (3.68m x 3.28m)

BEDROOM THREE 11' 8" x 10' 2" (3.56m x 3.1m)

BEDROOM FOUR 8' 5" x 7' 7" (2.57m x 2.31m)

BATHROOM 9' 4" x 6' 3" (2.84m x 1.91m)

GARAGE 20' 0" x 10' 3" (6.1m x 3.12m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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