



23 Pleaton Lane, Allscott, Telford, TF6 5FF

4 bedroom detached house — £440,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

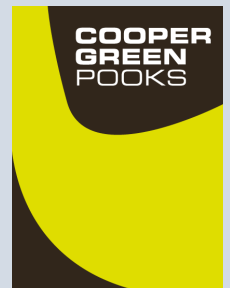
This beautifully presented and upgraded detached house is situated within a popular modern development with a lovely outlook, stylish and well-designed accommodation, driveway parking, and garage.

KEY FEATURES

- Covered entrance opening to a good-sized hallway with wood-effect tiled flooring and decorative panelling which continues upstairs to the spacious landing
- Living room with feature fireplace and bay window offering views to the front
- Impressive open plan kitchen/dining room with wood-effect tiled flooring to match the hallway, velux windows, and glazed double doors onto the garden
- A well-fitted range of units to the kitchen, complete with integrated appliances including dishwasher, double oven, fridge/freezer, and wine cooler, as well as upgraded Silestone worksurfaces and breakfast bar
- Very practical separate utility with access to the garden, cloakroom and integral garage
- Lovely master bedroom with thoughtfully designed dressing area, built-in wardrobes, and en-suite shower room
- Three further generous bedrooms and a separate family bathroom with corner shower
- uPVC double glazed windows and gas fired central heating throughout
- Private south facing rear garden, laid to lawn with paved terrace and gated access to side
- Block paved driveway providing parking with an adjoining lawned garden, and integral single garage
- A great setting overlooking playing fields, green open space, and surrounding countryside. The property is conveniently located mid-way between both Shrewsbury and Telford, as well as being within walking distance of a new primary school and a superb sports complex, which includes bowling, archery, football, and cricket pitches
- This property was recently built by a reputable local company, has been upgraded to a high standard throughout, and is still covered by the new builders 10-year warranty

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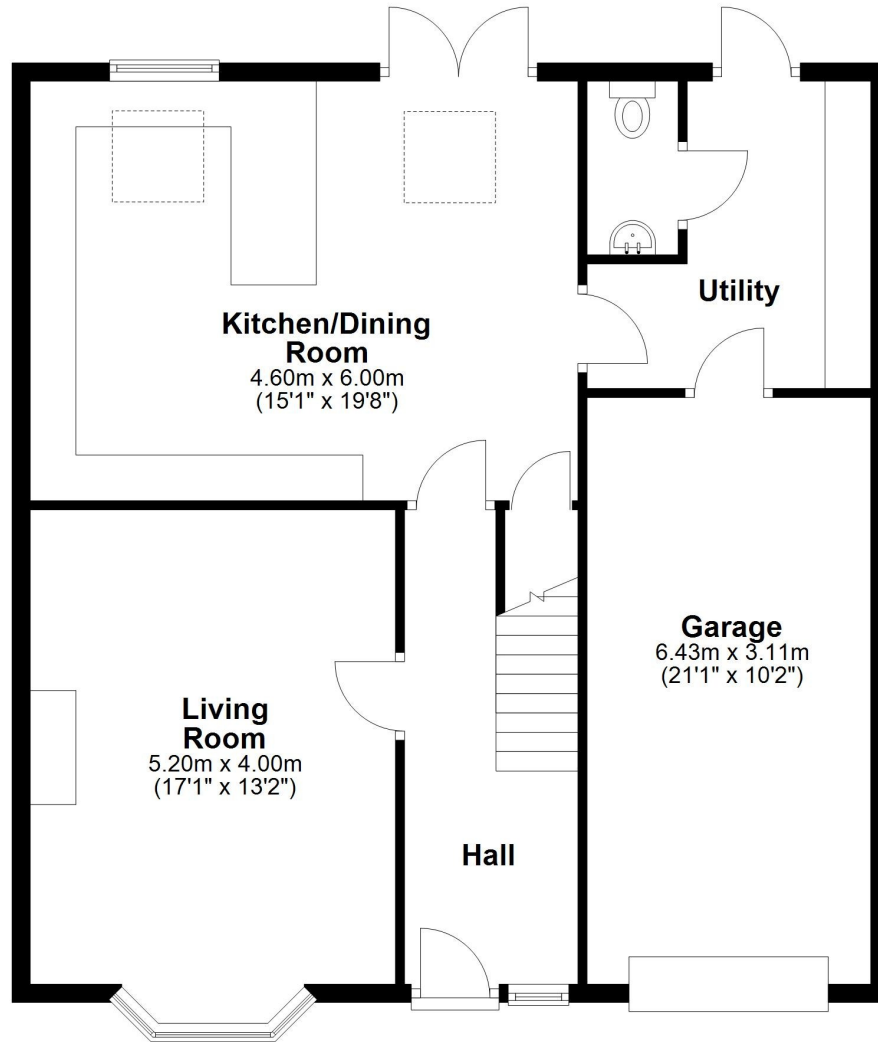
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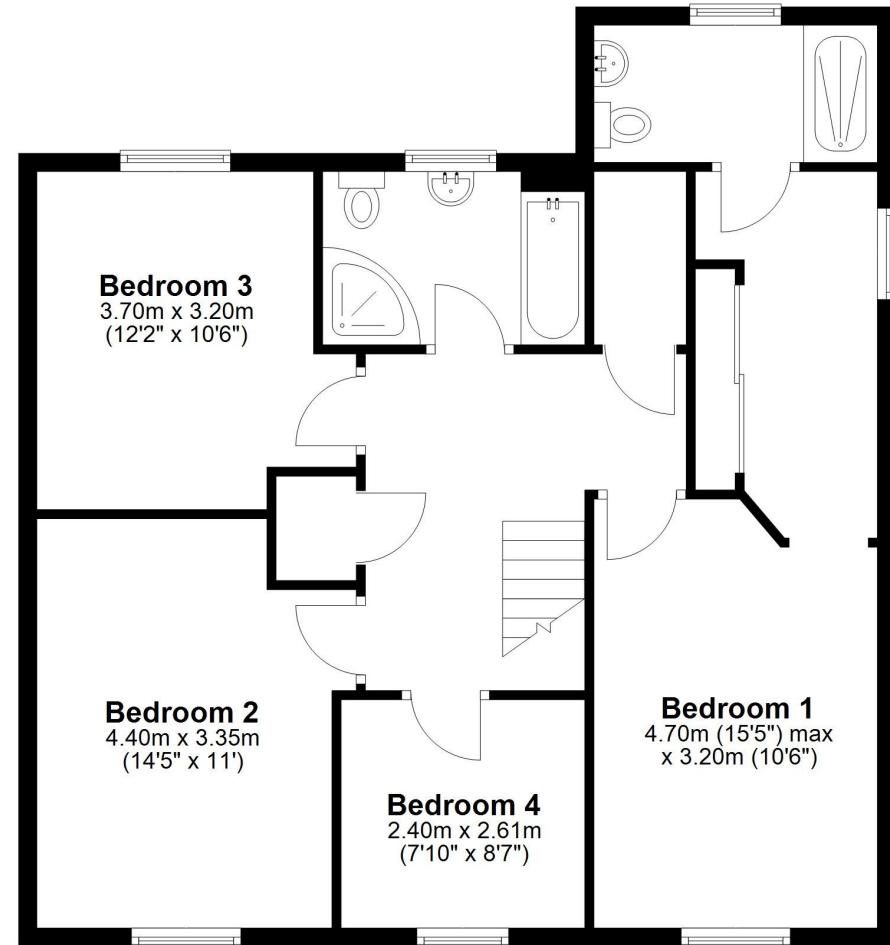
Ground Floor

Approx. 91.4 sq. metres (983.4 sq. feet)



First Floor

Approx. 81.3 sq. metres (875.2 sq. feet)



Total area: approx. 172.7 sq. metres (1858.7 sq. feet)













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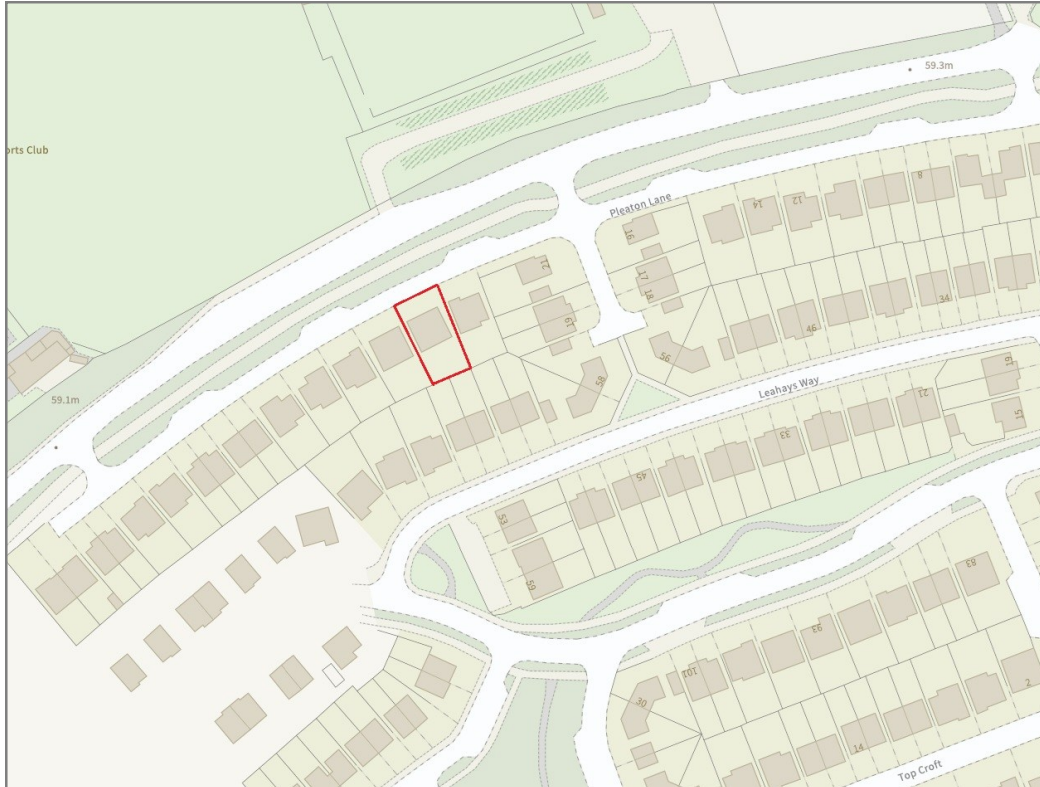
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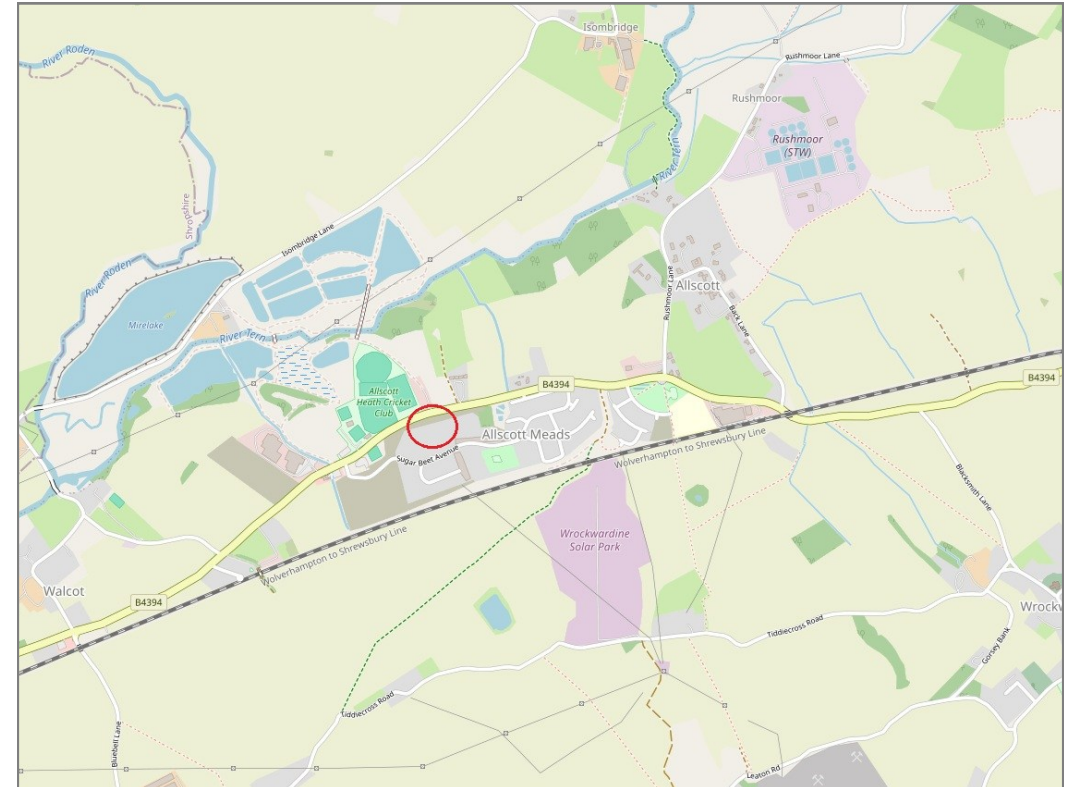
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band B
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

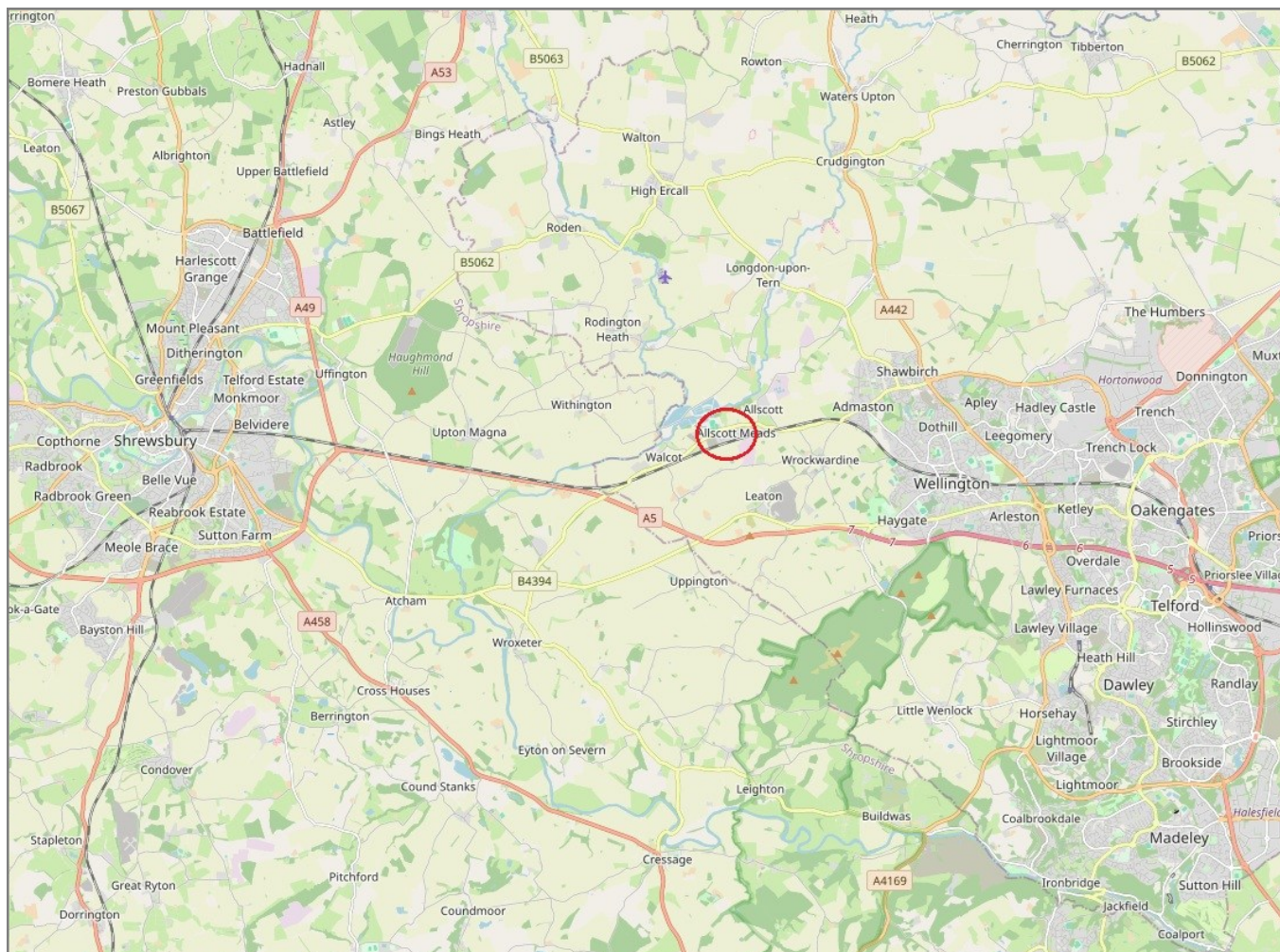
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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