FOR SALE

18 Sugar Beet Avenue, Allscott, Telford, TF6 5FD

Approximate Area = 916 sq ft / 85.1 sq m

For identification only - Not to scale

Ground Floor **First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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

01952 971800

Telford Sales
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FOR SALE

Offers in the region of £275,000

18 Sugar Beet Avenue, Allscott, Telford, TF6 5FD

A well-presented three bedroom home offering spacious and practical accommodation, including a modern kitchen/dining room and a bright lounge/diner with French doors opening to the rear garden. The property benefits from excellent built-in storage, a principal bedroom with en-suite, and two further bedrooms served by a family bathroom. Outside features a double-width driveway and a low-maintenance rear garden with paved seating area and lawn.

FOR SALE

1 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

- EPC Rated : B
- Great Access to Telford and Shrewsbury
- Close to Amenities
- New School Nearby
- Landscaped Garden with Shed
- Well-Presented Throughout

DESCRIPTION

The property is entered via a welcoming entrance hallway, complete with a convenient ground floor WC and a useful storage cupboard — the first of several thoughtfully incorporated storage areas found throughout the home. The kitchen/dining room is well appointed with an impressive range of modern base and eye level units, providing excellent storage and workspace. Integrated appliances include a fridge/freezer, electric hob and double oven, while a front-facing window allows plenty of natural light, creating a bright and practical space for both everyday cooking and dining.

To the rear of the property, the generously proportioned lounge provides the main living space, offering plenty of room for comfortable seating. French doors, together with an additional window overlooking the garden, draw in natural light and create a bright, sociable setting that works equally well for relaxing evenings or entertaining guests.

Upstairs, the principal bedroom benefits from its own en-suite shower room and fitted wardrobes, while two further bedrooms offer flexibility for family living, guests or home working. A well-appointed family bathroom serves the remaining rooms, with additional storage available from the landing.

Outside, the property continues to impress with a double-width driveway providing ample off-road parking. The rear garden has been landscaped and designed for low maintenance and year-round enjoyment, featuring a generous paved seating area ideal for outdoor dining and entertaining, along with a lawn area and useful storage shed. There is also a larger than average space at the side of the property - ideal for storing bins and other items.

LOCATION

Set within the thriving new community of Allscott Meads, this home enjoys the benefits of a thoughtfully designed development where everything has already been put in place to enhance modern living. The newly built primary school sits at the heart of the neighbourhood, while a growing selection of business and retail units ensures day-to-day conveniences are close at hand. Perfectly positioned between Telford and Shrewsbury, with swift access to the M54, the location is ideal for commuters heading across Shropshire or into the West Midlands.

Beyond its excellent connections, Allscott Meads has been carefully planned to foster a real sense of community, with open green spaces, children's play areas, and outdoor gym equipment creating opportunities for recreation and wellbeing. Residents can enjoy scenic nature trails, a tranquil lagoon complete with shingle beach, and even a community orchard—features that bring both charm and lifestyle to the development. Together with nearby pubs and local sports clubs, the setting combines the warmth of village life with the convenience of modern amenities, making it a truly special place to call home.

ROOMS

GROUND FLOOR

ENTRANCE HALL

KITCHEN/DINER

LOUNGE

W.C.

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNAL

GARDEN

DRIVEWAY

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: C

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

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.