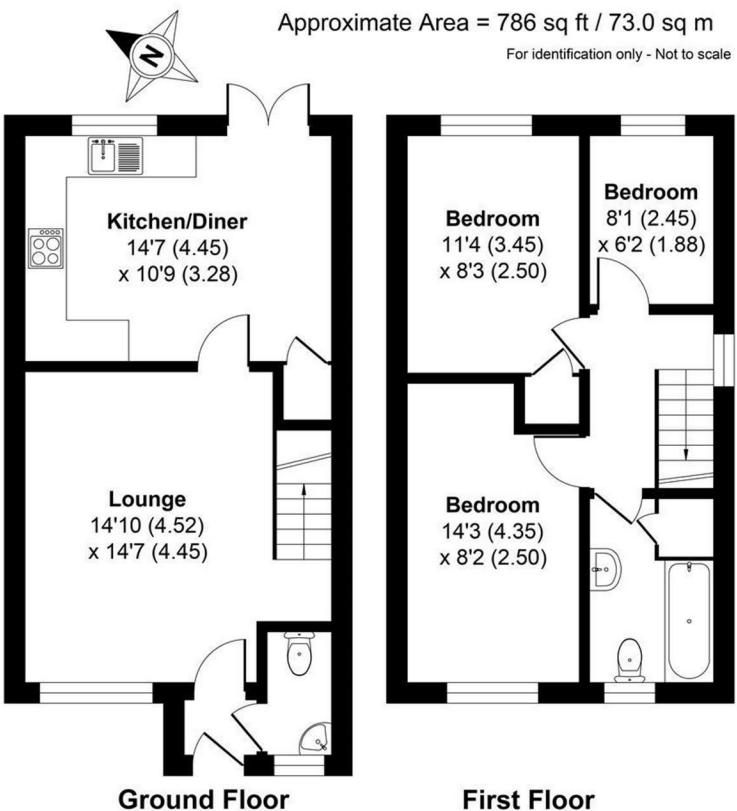


FOR SALE

12 Crugetone Way, Crudgington, Telford, TF6 6FD



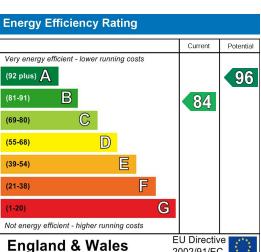
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPM52 Residential) Produced by Lens-Media for Halls.



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
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgr.com



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FOR SALE

Offers in the region of £259,950

12 Crugetone Way, Crudgington, Telford, TF6 6FD

A well-presented home offering bright, comfortable accommodation throughout. The property features a welcoming hallway, W.C, lounge, a spacious kitchen/diner, and three well-proportioned bedrooms. Outside, there is generous off-road parking and a good-sized rear garden. Conveniently located for transport links and local amenities, this is an excellent home that really needs to be seen to be appreciated.



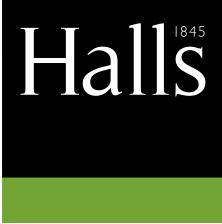
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1 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- Well-Presented Throughout
- Great Transport Links
- Recently Built Development
- Good-Size Plot
- Kitchen/Diner with French Doors to Garden
- Semi-Rural Location

DESCRIPTION

The property is entered via a welcoming entrance hallway with a convenient downstairs WC. A door leads into the lounge, which is well proportioned and offers a comfortable, well-finished living space. From the lounge, the accommodation flows through to a stylish kitchen/diner, fitted with a range of integrated appliances and featuring French doors opening onto the rear garden, creating an excellent space for everyday living and entertaining.

To the first floor are two generous double bedrooms, a well-sized third bedroom, and a contemporary family bathroom.

Outside, the property benefits from excellent off-road parking, including parking to the side of the home. The rear garden is a good size and well arranged, with a paved patio area for seating, lawned section and decking area, offering a practical yet attractive outdoor space.

As a recently built home, the property is particularly well presented throughout and benefits from quality finishes and a modern layout designed for comfortable, low-maintenance living. Positioned within a sought-after residential development, the property enjoys convenient access to transport links, local amenities and major routes, making it an ideal choice for buyers seeking both quality and location.

LOCATION

Crudginton Fields enjoys a convenient and semi-rural setting, just a short distance from Crudginton Primary School and the nearby village of Waters Upton. Here you'll find everyday essentials at the local convenience store and post office, along with Morgans, an award-winning butcher, and the well-regarded Bharat Indian Restaurant.

For commuters, the A442 offers quick access to Telford and the M54, while the B5062 provides a direct route to both Shrewsbury and Newport. The nearby market towns of Wellington and Newport offer a wide selection of pubs, restaurants, independent shops, and supermarkets. Regular train services run from Wellington and Telford stations, with connections to Shrewsbury, Wolverhampton, Birmingham, and direct routes to London Euston.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

14'10 x 14'7

KITCHEN/DINER

14'7 x 10'9

FIRST FLOOR

BEDROOM 1

11'4 x 8'3

BEDROOM 2

11'4 x 8'3

BEDROOM 3

8'1 x 6'2

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.