

27 The Clayfields, Allscott Meads, Telford, Shropshire, TF6 5FE

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**Offers In The Region Of £260,000**

Viewing: strictly by appointment through the agent

A well maintained modern three bedroom semi-detached house is located within this attractive and recently developed residential area of Allscott, offering well-presented accommodation ideally suited to first-time buyers, young families or investors. The property occupies a pleasant position on The Clayfields within the popular Allscott Meads development, which has been created on the former British Sugar factory site between the historic market town of Shrewsbury and Wellington. The area combines modern housing with open green spaces and countryside surroundings while remaining conveniently located for local amenities and commuter routes. Allscott is a small village community positioned in a semi-rural setting while remaining within easy reach of nearby towns. Local amenities can be found in nearby Wellington, while a wider range of shopping, leisure and cultural facilities are available in Shrewsbury. The surround Shropshire countryside provides excellent opportunities for walking and outdoor recreation, making the location appealing for those seeking a balance between town and country living. The property is well positioned for commuting with convenient access to several major routes including: A442 providing a direct link into Telford and connections across the Telford area, A5 offering routes towards Shrewsbury and the wider midlands motorway network, M54 motorway accessible from Telford, providing onward travel to Wolverhampton and Birmingham. Rail services are available from Wellington, and Shrewsbury stations, both offering regular services regional and national destinations.

#### Accommodation

The accommodation briefly comprises of the following: Storm canopy, entrance hallway, downstairs cloakroom, kitchen/breakfast room, lounge/dining room, first floor landing, master bedroom with ensuite shower room, two further bedrooms, principle bathroom, gas fired central heating, UPVC double glazing, double width forecourt with private parking for two vehicles, front, side access leading into private enclosed rear garden. The property has the benefit of being offered for sale with NO UPWARD CHAIN. Viewing is highly recommended by the selling agent.

The accommodation in greater detail comprises:

Storm canopy with panel entrance door gives access to:

#### Entrance hallway

Having staircase leading off, radiator, useful built-in storage cupboard.

From entrance hallway door gives access to:

#### Cloakroom

Having low flush WC, corner wash hand basin with mixer tap over, UPVC double glazed window.

Door from entrance hallway gives access to:

#### Kitchen/breakfast room

13'4 x 10'7  
Having a range of modern eye level and base units with built-in cupboards and drawers, fitted marble effect worktops with inset 1 1/2 stainless sink with mixer over, space for washing machine, integrated Montpellier integrated dishwasher, integrated upright fridge freezer, built-in Zanussi double oven and grill, four ring electric induction hob with stainless steel extractor above, cupboard housing wall mounted Worcester gas fired central heating boiler, UPVC double glazed window to front.

From entrance hallway door gives access to:

#### Lounge/dining room

17'11 x 11'8  
Having radiator, TV aerial point, Telephone point, door to useful understairs storage cupboard, UPVC double glazed French doors giving access private enclosed rear garden, further UPVC double glazed window overlooking rear garden.

From entrance hallway stairs rise to:

#### First floor landing

Having airing cupboard with slated shelving, useful built-in storage cupboard above stairs.

From first floor landing door gives access to: Three bedrooms and bathroom.

#### Bedroom one

10'1 x 10'5  
Having UPVC double glazed window to rear, radiator, double built-in wardrobe with sliding mirror fronted doors, TV aerial point. Door to:

#### Ensuite shower room

Having walk-in glazed tiled shower cubicle with Bristan shower, pedestal wash hand basin with mixer tap, low flush WC, UPVC double glazed window, heated chrome style towel rail.

#### Bedroom two

10'4 x 10'5  
Having UPVC double glazed window, radiator, TV aerial point.

#### Bedroom three

7'1 x 8'1  
Having UPVC double glazed window, radiator, TV aerial point.

#### Bathroom

Having panel bath, glazed shower screen with Bristan shower above, fully tiled around bath area, wash hand basin with tiled splash surround, low flush WC, heated chrome style towel rail, electric shaver point, UPVC double glazed window, ceramic tiled floor.

#### Outside

The property is approached to the front by a block paved double width forecourt, paved pathway and lawn garden giving access to wooden gate to side leading to:

#### Enclosed rear garden

Having lawn garden with paved sun terrace, outside light, cold water tap and outside power point.

#### AGENTS NOTE

#### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND C

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 95        |
| (81-91) B                                   |  | 84                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

## FLOORPLANS

