



Helping *you* move



7 The Clayfields, Allscott

This attractive and immaculately maintained Three Bedroomed Semi-Detached House offers spacious accommodation over two floors, with enclosed rear garden and driveway parking for two vehicles. Located in a rural village development, the house is within easy reach of countryside walks, a new local primary school and future shopping and leisure facilities.

Offers Over
£289,000

7 The Clayfields, Allscott, Telford, Shropshire TF6 5FE.

Overview

- 3 Bed Semi-Detached House
- 8 Years' NHBC Warranty remaining
- Spacious Accommodation
- Immaculately Presented
- Front Aspect Lounge
- Kitchen Diner with Island Unit
- Laundry Room and Cloaks/WC
- Master En-suite Bedroom
- High Specification Finish
- Attractive, Enclosed Rear Garden
- Gas CH, Double Glazing
- Estate Service Charge Payable
- Freehold, EPC B, Council Tax C



Location

Situated in this new development of Allscott Meads, with its recently built Primary School and a range of business / retail units currently under construction, 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 modern, two storey semi-detached house is spacious in design, ideal for a growing family or for those who enjoy entertaining. Entered from the front with a good sized entrance hallway (having useful cloaks cupboard off), the accommodation is thoughtfully proportioned with a large lounge to the front, providing plenty of space for large furniture to relax.

To the rear of the property is a large kitchen diner, which has the benefit of an additional island unit, with seating space for four people, providing the perfect entertaining area. All appliances are integrated, which include a fridge freezer, dishwasher, mid-level double oven and induction hob with extractor hood over. French style patio doors provide access to the rear garden.



Off the kitchen is the laundry room, having space and plumbing provision for a washing machine and tumble drier, with concealed gas combi boiler on the wall above. The cloakroom/WC has a side aspect window, with white two piece suite.

To the first floor is a good sized landing, with built in storage cupboards. The master bedroom features a fitted double wardrobe and large en-suite shower room, having a mains rain-head shower in a double width enclosed cubicle, WC and wash hand basin. There is a further large double bedroom and large single room, both served by the family bathroom, having mains shower over the bath.

Externally, the property has block paved parking for two vehicles to the front, with neatly maintained borders and grass. A timber gate opens to the rear garden, which has been landscaped to provide two patio areas with raised beds and shaped lawn, perfect for entertaining.



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.

LOCAL AUTHORITY

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

SERVICES

We are advised that mains water, drainage, gas and electricity are available. There is an Estate Service Charge payable to Allscott Meads Management Company Ltd, currently £150 per annum. 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. 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 the Shawburch Roundabout, take the B5063 towards Admaston. Drive through the village, remaining on the B4394, until you reach Allscott (approximately 1.5 miles). Take the left hand turn into Sugar Beet Avenue. Follow the road around, taking the first left hand turn into The Clayfields, where number 7 can be found on your left hand side, after a short distance.

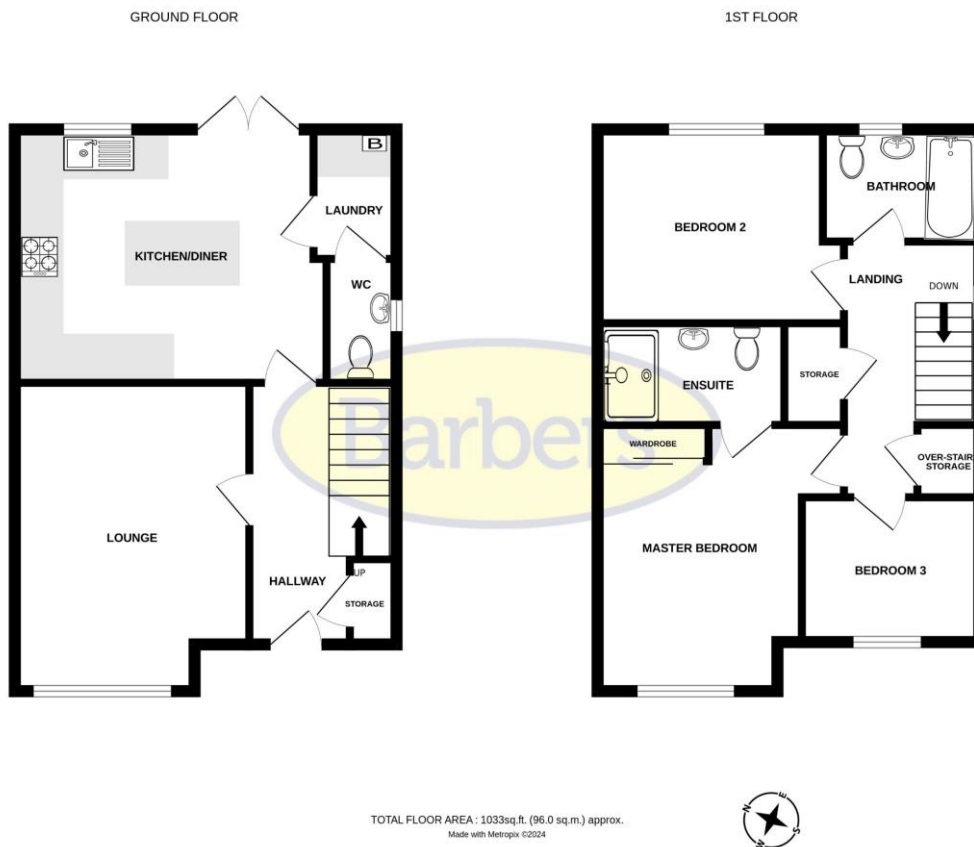
METHOD OF SALE

For Sale by Private Treaty.

WE35010.070224

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



All measurements quoted are approximate:

- LOUNGE** 15' 1" max x 11' 6" max (4.6m x 3.51m)
- KITCHEN/DINER** 14' 7" max x 12' 5" (4.44m x 3.78m)
- LAUNDRY ROOM** 6' 4" x 4' 1" (1.93m x 1.24m)
- CLOAKROOM/WC** 6' 0" x 3' 5" (1.83m x 1.04m)
- MASTER BEDROOM** 13' 0" max x 10' 7" (3.96m x 3.23m)
- EN-SUITE** 9' 1" x 5' 0" (2.77m x 1.52m)
- BEDROOM TWO** 11' 0" x 9' 5" (3.35m x 2.87m)
- BEDROOM THREE** 8' 8" x 7' 2" (2.64m x 2.18m)
- BATHROOM** 7' 8" x 5' 6" (2.34m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the Full EPC is available upon request

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

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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.