



Helping *you* move



20, Allscott

This attractive and immaculately maintained three bedroomed semi-detached cottage offers spacious accommodation over two floors, with wrap around gardens, driveway parking for several vehicles and integral garage. Located in a rural village, the cottage is within easy reach of countryside walks, a new local primary school and future shopping and leisure facilities, available at the newly constructed Allscott Meads, close by.

Offers in the Region of
£330,000

20, Allscott, Telford, Shropshire TF6 5EG.

Overview

- 3 Bed Semi-Detached Cottage
- Spacious Accommodation
- Immaculately Presented
- Dual Aspect Lounge with Log Burner
- Generous Hall, Dining Room
- Kitchen with Quartz Worktops
- Ground Floor Bathroom
- First Floor Shower Room
- High Specification Finish
- Attractive Wraparound Gardens
- Oil Fired CH, Double Glazing
- Freehold, EPC E, Council Tax C



Location

Situated in the village of Allscott which is approximately 3 miles distant from the traditional market town of Wellington and under quarter of a mile of the newly built development of Allscott Meads, with its recently built Primary School and a range of business / retail units currently under construction. Number 20 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, there are nearby walks, ideal for dog walkers or families to explore.

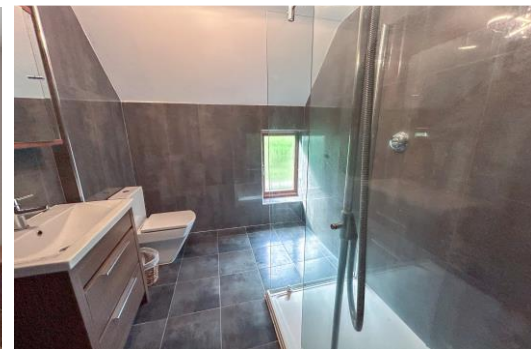
Brief Description

A delightful semi detached cottage with charming character features retained throughout, the property is beautifully presented and ready for someone to move straight into.

The ground floor comprises an open porch which leads into the spacious, welcoming entrance hallway, large enough to be used as a further reception room if required. The lounge features an attractive fireplace fitted with a wood burner and is bright, with a front aspect bow window as well as a set of French style doors which open to the side garden. The cottage benefits from a separate dining room with exposed beams to the ceiling, this leads into the kitchen which has been fitted with a range of shaker style wall and base units, complementary quartz work surfaces, under mounted stainless steel sink, space for appliances (*available by separate negotiation*) and ceramic tiled floor.



The ground floor to the cottage also benefits from a stunning bathroom with a centre fill bath, modern vanity sink, low level WC, spotlights to ceiling and chrome effect heated towel rail. To the first floor are three bedrooms and a further superb modern shower room having a double width walk in shower cubicle with a mains shower, 'floating style' vanity sink, close coupled WC, and chrome effect towel rail. A loft hatch provides access to storage over the shower room, with further storage available off the landing, to the length of the eaves. To the outside are most attractive cottage style established gardens to three sides with well stocked flowerbeds and private seating areas. To the side of the cottage is a driveway providing parking for several vehicles, fronting a single garage, which has side aspect window and houses the boiler. *Viewing is highly recommended to appreciate the size and finish of the cottage.*



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 and electricity are available. Drainage is to a private septic tank. The property is heated by an oil fired central heating system (supplemented by a log burning stove). 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 for approximately 1.5 miles, until you reach the village of Allscott. Take the right hand turn directly adjacent to The Plough public house, and follow the road for a short distance, where the property will be found on the right hand side.

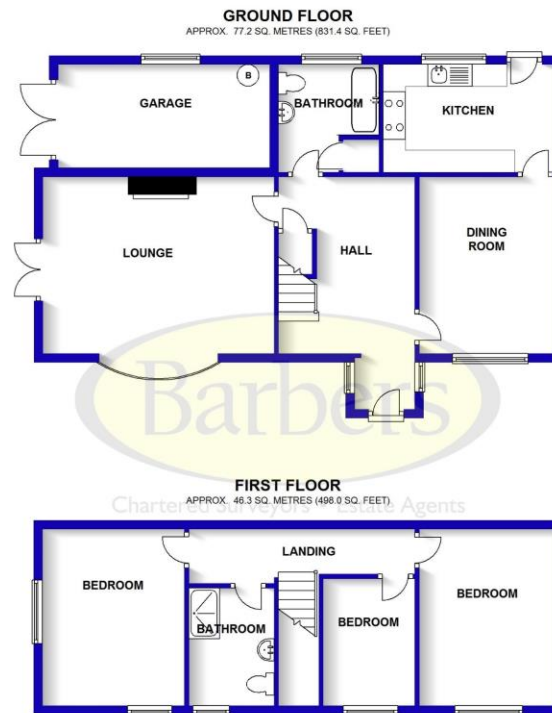
METHOD OF SALE

For Sale by Private Treaty.

WE35406.090424

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.



TOTAL AREA: APPROX. 123.5 SQ. METRES (1329.4 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

All measurements quoted are approximate:

- ENTRANCE HALL** 13' 1" x 9' 9" max (3.99m x 2.97m)
- LOUNGE** 17' 2" x 12' 9" (5.23m x 3.89m)
- DINING ROOM** 13' 1" x 9' 7" (3.99m x 2.92m)
- KITCHEN** 12' 6" x 8' 10" (3.81m x 2.69m)
- GROUND FLOOR BATHROOM** 7' 9" x 7' 4" (2.36m x 2.24m)
- BEDROOM ONE** 13' 2" x 10' 0" (4.01m x 3.05m)
- BEDROOM TWO** 13' 0" x 10' 5" (3.96m x 3.18m)
- BEDROOM THREE** 9' 4" x 6' 7" (2.84m x 2.01m)
- SHOWER ROOM** 8' 7" x 6' 4" (2.62m x 1.93m)
- GARAGE** 17' 2" x 8' 0" (5.23m x 2.44m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	45 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

1 Church Street, Wellington, Telford, TF1 1DD

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Email: wellington@barbers-online.co.uk



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.