



Helping *you* move



5 Crugetone Way, Crudgington

A modern, elegant family home, built less than two years ago, sitting on a good sized plot in this popular village. With a landscaped garden to the rear, and parking for four vehicles, this spacious three bedroomed house is ready to move straight into.

Offers in the Region of

£305,000

5 Crugetone Way, Crudgington, Shropshire TF6 6FB.

Overview

- Immaculately Presented Property
- Master Bedroom with En-Suite
- 2 Further Double Bedrooms
- Modern Family Bathroom
- Lounge, Ground Floor Cloaks/WC
- Good Sized Family Dining Kitchen
- Separate Utility Room
- Landscaped Rear Garden
- Garage and Driveway Parking
- Gas CH, Double Glazing
- Council Tax D. EPC B
- Freehold



Location

Crudgington is a popular village, close to the adjoining village of Waters Upton with its award winning butchers, community village shop with Post office, renowned public house and St Michael's Church. Crudgington itself has a non-denominational primary school, which is within walking distance of the property and a small C of E church, dedicated to St Mary. The property is ideally located for commuting to Telford (9 miles), Shrewsbury (12 miles) and Stafford (20 miles) with their large shopping and recreational facilities and main line train stations. The M54 is also within 9.5 miles, with its access to M6 and West Midlands.

Brief Description

This modern, elegant family home was built just under two years' ago to the Earlsdale design by Shropshire Homes and finished to a very high standard. Sitting on a good sized plot in this popular village, the home has a lovely landscaped garden to the rear and a larger than average front garden with block paved parking for four vehicles.

A front door opens into a hall with stairs leading to the first floor and entrance into the lounge with front aspect window. Off the lounge is the spacious family dining kitchen with patio doors opening to the garden. The kitchen is fitted with a range of cream fronted shaker style base and wall mounted units of cupboards and drawers with contrasting worktop and upstands. The owners chose to have an upgraded integrated fan assisted double oven with separate four ring gas hob over and stainless steel chimney style extractor hood over. Space for a free standing fridge freezer and



space and plumbing provision for a dishwasher. The ceramic tiled floor flows into the utility room, which has a matching base unit to the kitchen with worktop over, space and plumbing provision for washing machine. A half glazed door opens to the side of the property and a courtesy door opens into the garage, which has a side aspect window, metal up/over door, power and light. The wall mounted gas combination boiler is located here. A cloakroom also opens off the utility room, with rear aspect window and modern white suite.

To the first floor are three double bedrooms, with both the master bedroom and bedroom two having fitted wardrobes. The master bedroom has a spacious en-suite with double width shower cubicle and front aspect windows. The family bathroom has a complete white suite with additional shower over the bath. A useful storage cupboard is located on the landing. Outside, there is parking to the front with the remainder of the garden being laid to lawn. To the rear is a landscaped garden having plenty of patio seating space to enjoy the sunshine at different times of the day.



TENURE

We are advised that the property is freehold and this will be confirmed by the Vendors' Solicitor during the Pre-Contract Enquiries. We understand that there will be a service charge payable for the upkeep of the communal areas within the development, when the development is complete. This is understood to be in the region of £165-£200 pa, and this will also be confirmed by the Vendors' Solicitor during the Pre-Contract Enquiries.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band D (currently £1,893.45 for the year 2023/24)

SERVICES

We are advised that mains water, drainage, gas and electricity are available. 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.

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 Apley Roundabout (with the Princess Royal Hospital), proceed along the A442 towards Whitchurch. At the next roundabout, continue straight over, again towards Whitchurch, until you reach the village of Crudgington. As you enter the village, you will come to an offset crossroads, take the left hand turn towards Shrewsbury and then immediately turn right, where the property will be found on the right hand side, after just a short distance.

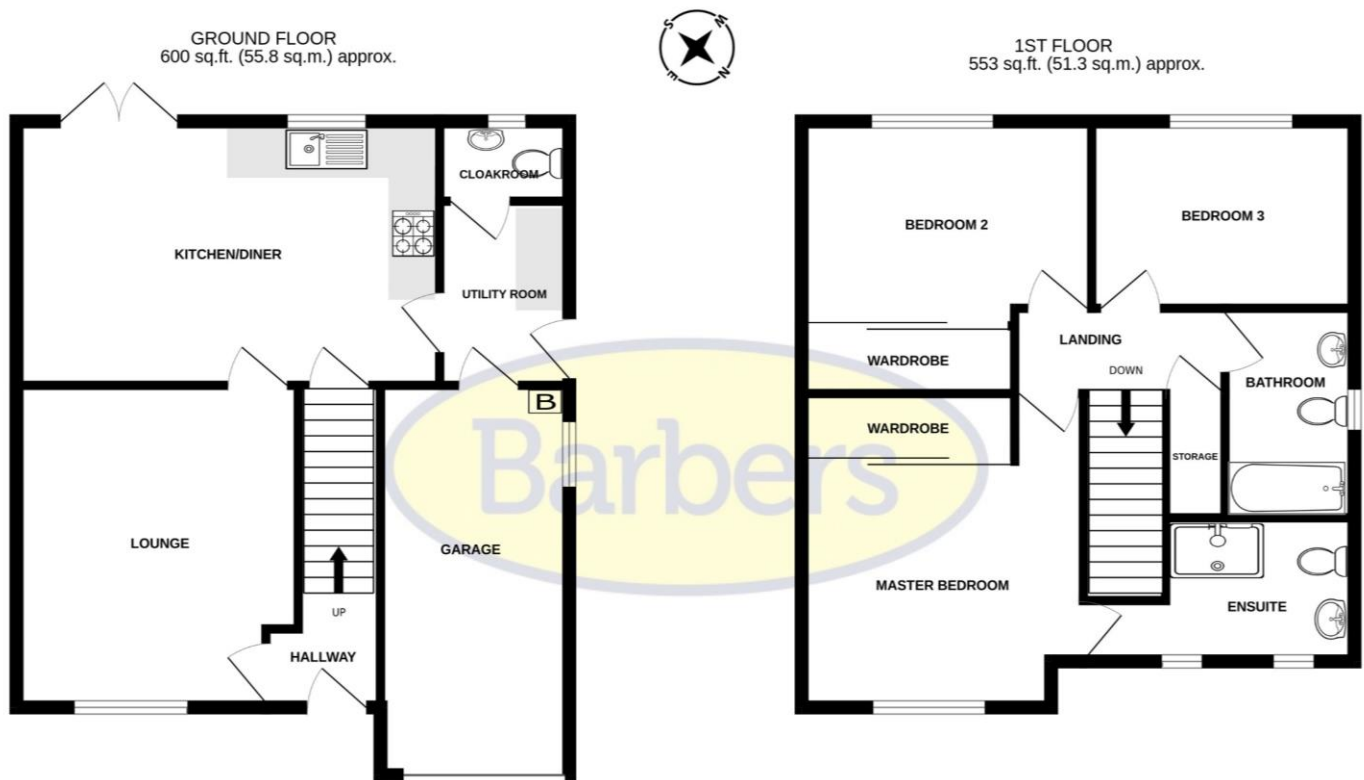
METHOD OF SALE

For Sale by Private Treaty.

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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 FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.
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All measurements quoted are approximate:

LOUNGE 13'7" x 11'10" max (4.15m x 3.63m)

FAMILY DINING KITCHEN 17'11" x 11'1" (5.46m x 3.38m)

UTILITY ROOM 7'10" x 5'6" (2.38m x 1.67m)

CLOAKS/WC 5'7" x 2'11" (1.69m x 0.90m)

MASTER BEDROOM 13'7" max x 12'1" (4.15m x 3.70m)

EN-SUITE SHOWER ROOM 11'3" max x 6'0" (3.44m x 1.84m)

BEDROOM TWO 12'4" max x 11'3" (8'8" to wardrobe fronts) (3.76m x 3.49m (2.63m))

BEDROOM THREE 11'2" x 7'10" (3.40m x 2.40m)

BATHROOM 8'10" x 5'6" (2.70m x 1.68m)

GARAGE 16'5" x 8'0" (5.00m x 2.44m)

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		

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.