



Helping *you* move



## 2 Crugetone Way, Crudgington

This nicely presented, Modern Three Bedroom Detached House, offers spacious accommodation throughout and has beautiful, far reaching views to the front over farmland and the distant Wrekin.

Offers in the Region of

**£275,000**

# 2 Crugetone Way, Crudgington, Nr. Telford, TF6 6FD

## Overview

- Modern Detached House
- No Upward Chain
- Well presented throughout
- Lounge
- Kitchen / Diner
- Principal Bedroom with En-suite
- Two further Bedrooms
- Bathroom, GF Cloakroom
- Driveway Parking, Gardens
- Gas CH, Double Glazing
- EPC B, Council Tax D



## 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 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) and Shrewsbury (12 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 Detached House, built by Shropshire Homes to a high standard, has well presented accommodation, decorated in neutral tones throughout. A feature storm porch leads to the Entrance Hall with Cloakroom off having a two piece suite. The Lounge is off to the left, a light and airy room with windows to the front and side and French doors to the rear garden.

The Dining Kitchen, another light and airy room, with window to the front and French doors to the rear garden – there are a range of drawers and cupboards, complementary working surfaces, space and provision for both a washing machine and upright fridge / freezer.





Stairs, from the Dining area, ascend to the first floor Landing – the principal Bedroom enjoys beautiful far reaching views to the front overing farmland and the Wrekin in the distance; a door leads into the En-suite Shower Room. There are two further Bedrooms, one to the rear and one to the front. The main Bathroom has a white three piece suite. Internally, the property benefits from gas central heating and double glazing.

Externally, the property is approached over a paved pathway to the front entrance door with attractive shrub border and lawned garden. The rear garden is well proportioned and predominantly laid to lawn with a paved patio area and side gate providing pedestrian access. There is driveway parking directly behind the garden for approximately two vehicles and benefits from an electrical charging point.



#### 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. There is a Shropshire Homes Management Services charge to cover the upkeep of communal areas etc. which is currently £160 per annum

#### LOCAL AUTHORITY

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

#### SERVICES

We are advised that mains water, gas and electricity are available. Drainage is to a private Shropshire Homes Estate drainage source. 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. 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From the Apley Roundabout (with the Princess Royal Hospital), proceed along the A442 towards Market Drayton and 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 High Ercall and Shrewsbury and then immediately turn right the property will be located immediately on your right overlooking the farm fields directly to the fore.

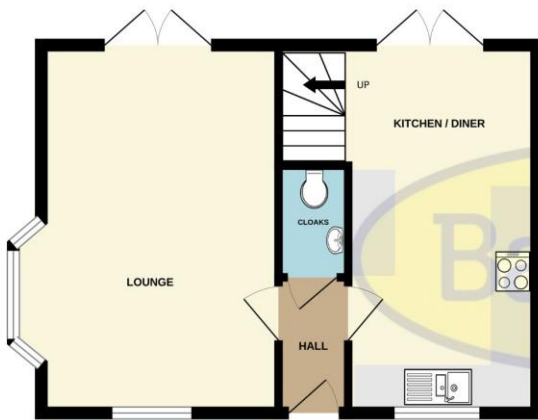
#### METHOD OF SALE

For Sale by Private Treaty.

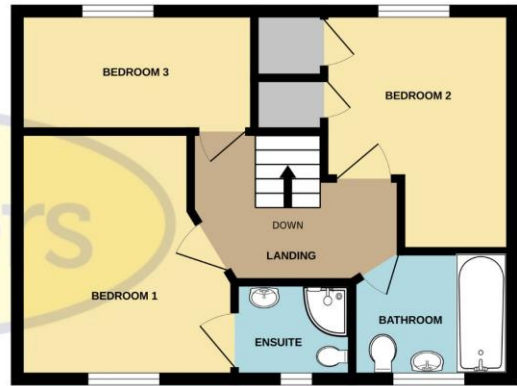
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**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.  
Made with Metropix ©2024

All measurements quoted are approximate:

**LOUNGE** 17' 0" x 11' 0" (5.18m x 3.35m)

**KITCHEN / DINER** 17' 0" x 9' 9" (5.18m x 2.97m) max.

**CLOAKROOM** 5' 2" x 3' 3" (1.57m x 0.99m)

**BEDROOM ONE** 11' 1" x 10' 6" (3.38m x 3.2m) max.

**EN-SUITE** 5' 5" x 4' 6" (1.65m x 1.37m)

**BEDROOM TWO** 11' 2" x 9' 2" (3.4m x 2.79m) max. measurements, L shaped room

**BEDROOM THREE** 11' 2" x 5' 7" (3.4m x 1.7m)

**BATHROOM** 7' 5" x 5' 5" (2.26m x 1.65m) max.



**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.

## 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  
Tel: 01952 221 200  
Email: [wellington@barbers-online.co.uk](mailto: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.