



# Crugetone Way, Telford

£265,000 Freehold

3 bedroom semi-detached house for sale

## Description

Immaculate and upgraded 3 bedroom semi detached house, built in 2021 by Shropshire Homes and comprises- Driveway providing ample parking and EV home charging point, entrance hallway, modern upgraded kitchen with integral fridge/freezer, utility and storage cupboards, lounge, downstairs wc, to the first floor a spacious landing, En-suite to main bedroom, family bathroom, private rear garden with patio area and side storage area, double glazing and central heating.

The development is set in the rolling Shropshire countryside on the outskirts of Telford and in the semi-rural village of Crudgington having local amenities, shops and schools nearby, with road network's connecting to Telford, Shrewsbury and Newport.

Council Tax Band: C

Tenure: Freehold

Parking options: Driveway, EV Charging

Garden details: Enclosed Garden, Private Garden, Rear Garden

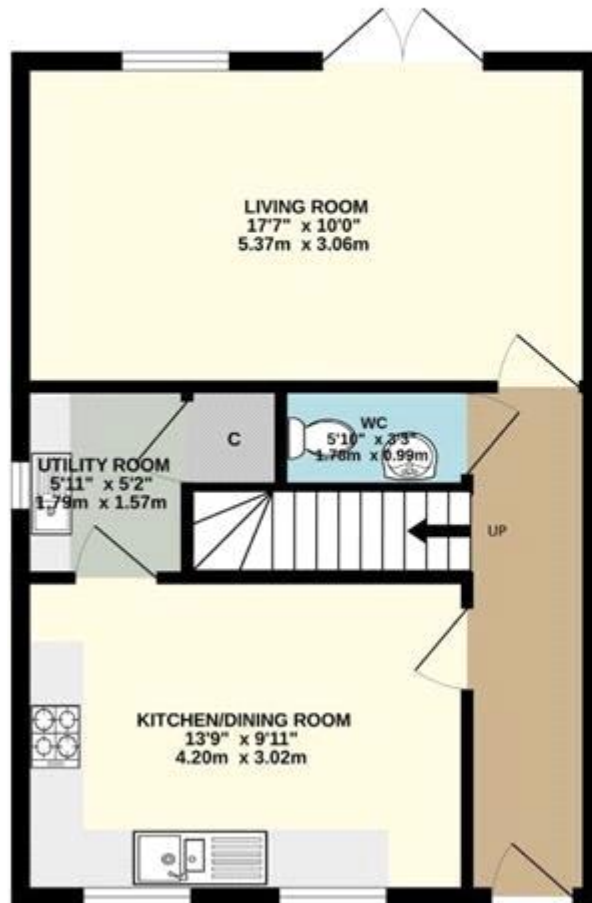
## Tenure

Freehold

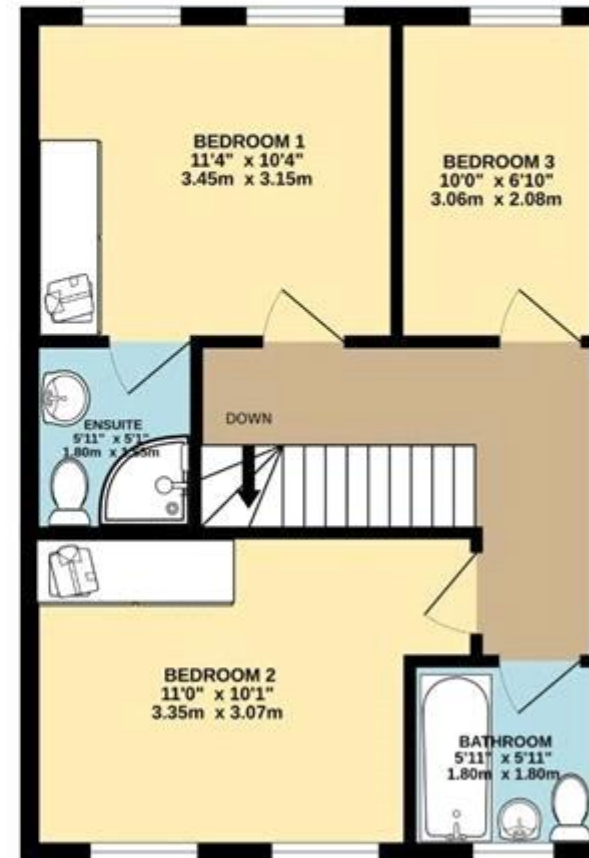




GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-)	86		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-)
A			A
(81-91)			B
B			C
(69-80)			D
C			E
(55-68)			F
D			G
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )	

Viewing by appointment only  
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