



CRUDGINGTON FIELDS

An exciting collection of homes
in a sought-after rural location



CRUDGINGTON

Crudgington is a picturesque rural location ideally situated between the towns of Telford, Newport and Shrewsbury.

Perfect for those who like to get outside and enjoy the stunning Shropshire countryside, there are plenty of opportunities for running, walking and cycling right on the doorstep. Nearby restaurants and country pubs are well-reviewed, making them an excellent choice for hungry outdoor explorers.

The local primary school, rated 'good' by OFSTED, is one of the oldest in the county, having been open since 1877. The small school prides itself on a 'friendly, family atmosphere' and boasts generous outdoor space for its pupils to enjoy.

All of the retail, leisure and cultural amenities of Telford and Newport town centres are less than eight miles away from Crudgington, providing the perfect balance between rural tranquillity and nearby convenience.

At only six miles away, access to the M54 also provides easy transport further afield.



THE HOMES

Crudgington Fields comprises a collection of 12 individual styles of home, providing choice and flexibility to a broad range of home seekers, from first time buyers and those looking to downsize, to busy modern families.

The development features an enclosed children's play area and is surrounded by rolling countryside, ideal for those with pets. Each home includes a garden, parking spaces and electric vehicle charging point.

INCLUDED IN EACH HOME...

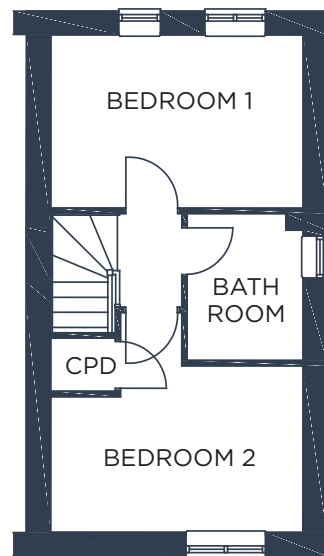
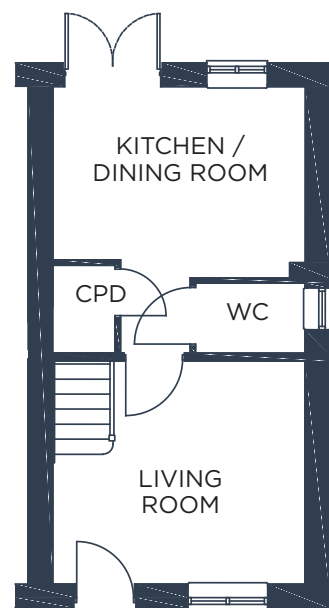
- NHBC 10-year Buildmark warranty
- Gas central heating
- UPVC windows
- Ground floor cloakroom
- Choice of kitchen units with granite, quartz or laminate worktops*^
- Oven, hob, integrated dishwasher and fridge freezer^
- Contemporary white bathrooms
- Choice of wall and floor tiles*^
- Stovax multi-fuel burner^
- Sliding door wardrobes^
- Wireless alarm^
- Electric car charging point
- Turf laid to front garden
- Fibre ready (FTTP)

* At relevant stage

^ As specified for individual house types - ask Sales Advisor for full details.

TENURE - All homes are freehold. A small service charge to cover maintenance of communal areas.

BELGRAVE



GROUND FLOOR

Living Room
12'6 x 11' - 3800 x 3355

Kitchen/Dining Room
12'6 x 9'5 - 3800 x 2875

FIRST FLOOR

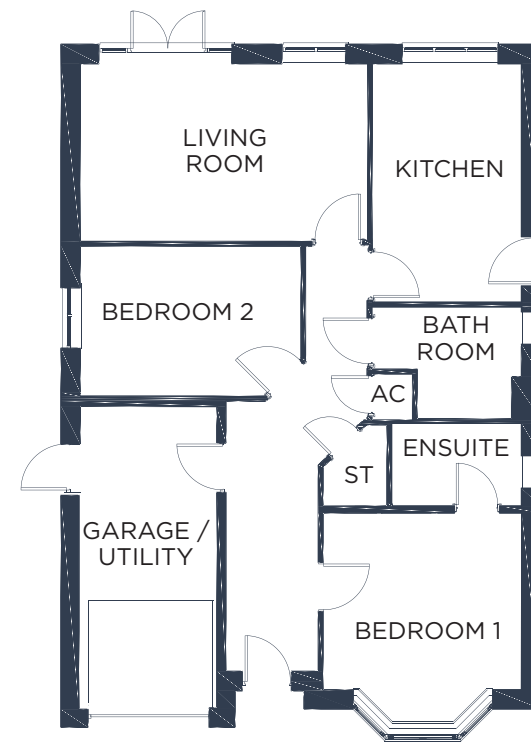
Bedroom 1
12'6 x 8'7 - 3800 x 2605

Bedroom 2
12'6 x 8'3 - 3800 x 2505

Appealing two-bedroom semi-detached and end-terraced homes with patio doors leading from the modern kitchen/dining room into the rear garden.

This pretty home includes a downstairs WC and a spacious master bedroom.

WHITTINGTON



GROUND FLOOR

Living Room
17'4 x 10'9 - 5285 x 3275

Kitchen
14'5 x 9' - 4390 x 2750

GROUND FLOOR

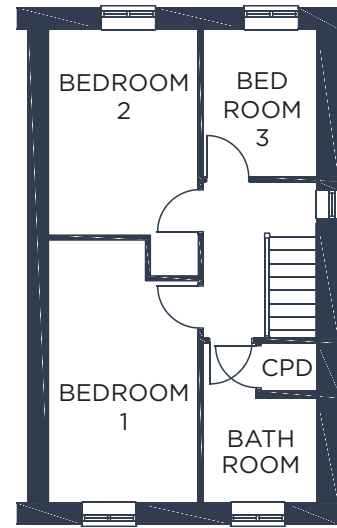
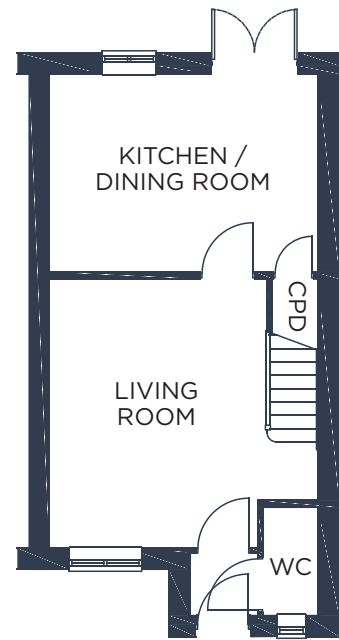
Bedroom 1
12'9 x 12'1 - 3875 x 3680

Bedroom 2
13'4 x 9'1 - 4060 x 2765

The Whittington is a spacious and low-maintenance two-bedroom bungalow with garage and utility area. The living room has double doors leading out into the garden.

Bedroom one benefits from an en-suite shower room.

BERWICK



GROUND FLOOR

Living Room
14'8 x 12' - 4505 x 3645

Kitchen/Dining Room
14'8 x 10'10 - 4505 x 3310

FIRST FLOOR

Bedroom 1
14'6 x 8'3 - 4400 x 2510

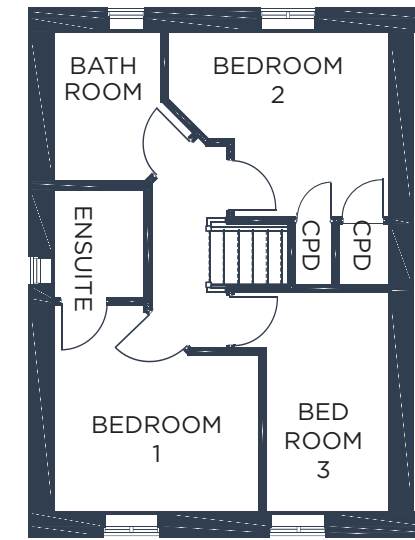
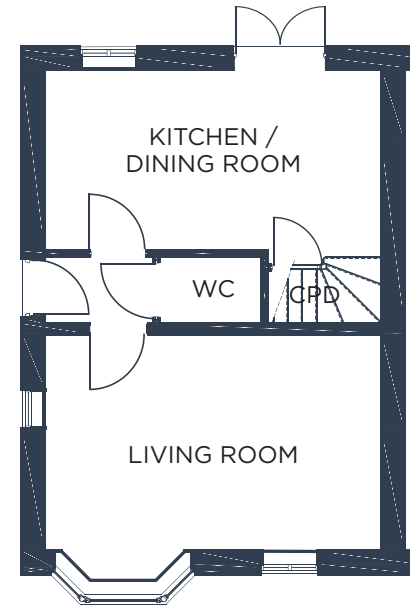
Bedroom 2
11'4 x 8'3 - 3450 x 2510

Bedroom 3
8'2 x 6'3 - 2475 x 1910

Attractive semi-detached and end-terraced homes, offering a large kitchen/dining room with patio doors leading to garden.

Three good-sized bedrooms offer practicality and versatility to the upstairs space.

ARUNDEL



GROUND FLOOR

Living Room
17'2 x 11'1 - 5230 x 3385

Kitchen/Dining Room
17'2 x 9'1 - 5230 x 2755

FIRST FLOOR

Bedroom 1
10'8 x 10'7 - 3255 x 3225

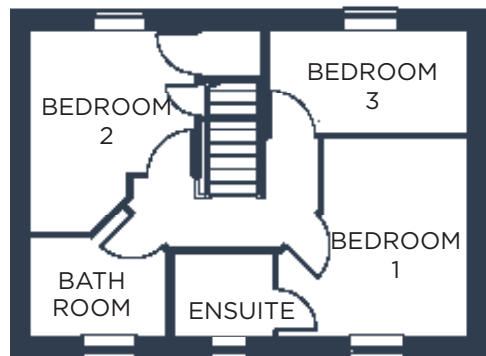
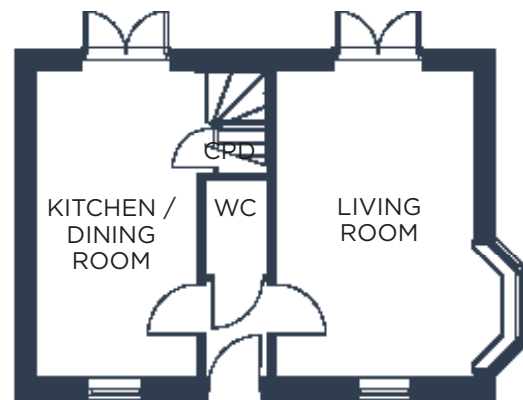
Bedroom 2
11'4 x 9'6 - 3450 x 2905

Bedroom 3
11'4 x 6'4 - 3455 x 1925

This three-bedroom semi-detached and end-terraced home includes a large living room with a pretty bay window. The kitchen/dining room has double doors leading to the rear garden.

The spacious master bedroom benefits from an en-suite shower room.

ARUNDEL (VARIANT)



GROUND FLOOR

Living Room
17'2 x 11'1 - 5230 x 3385

Kitchen/Dining Room
17'2 x 9'1 - 5230 x 2755

FIRST FLOOR

Bedroom 1
10'8 x 9'2 - 3255 x 3400

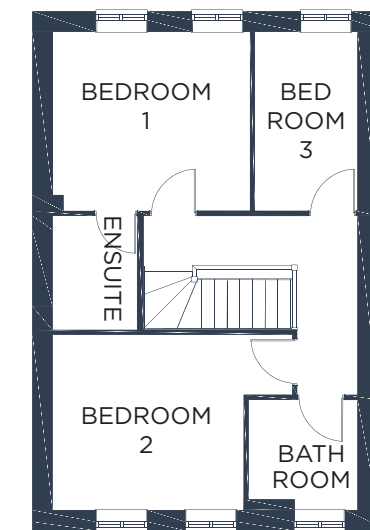
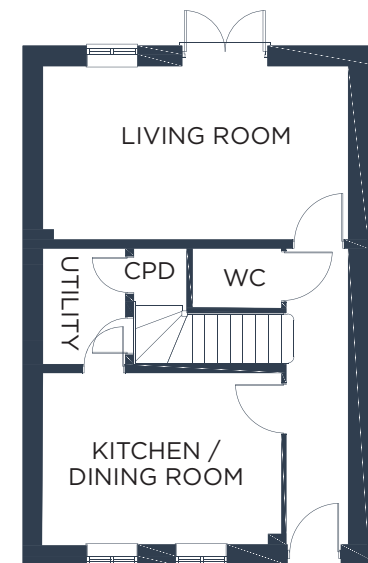
Bedroom 2
11'4 x 9'3 - 3460 x 2825

Bedroom 3
11'3 x 5'9 - 3415 x 1760

The Arundel is a three-bedroom semi-detached house with spacious, open-plan kitchen/dining room and patio doors to the garden.

Upstairs there are three good-sized bedrooms with en-suite to the master bedroom.

BUSHBURY



GROUND FLOOR

Living Room
17'7 x 10' - 5355 x 3045

Kitchen/Dining Room
13'9 x 9'11 - 4200 x 3025

FIRST FLOOR

Bedroom 1
11'5 x 10'4 - 3465 x 3105

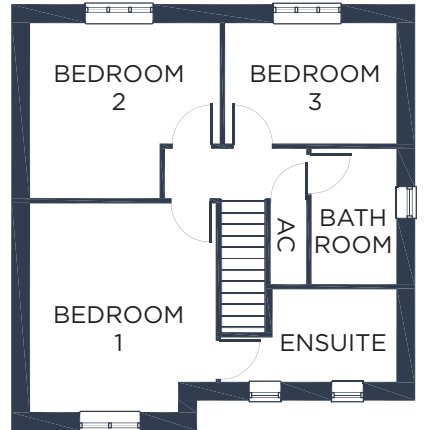
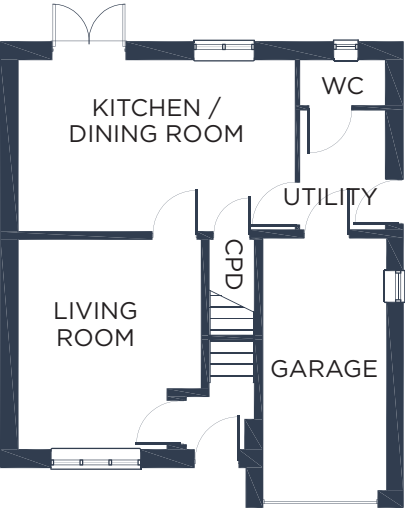
Bedroom 2
11' x 10'2 - 3355 x 3085

Bedroom 3
10'4 x 5'11 - 3147 x 1805

A lovely three-bedroom, semi-detached and terraced house comprising a large living room with patio doors leading to the rear garden. The kitchen/dining room is to the front of the house with access to the utility.

The spacious master bedroom includes an en-suite.

EARLSDALE



GROUND FLOOR

Living Room
13'8 x 11'11 - 4165 x 3625

Kitchen/Dining Room
18' x 11'2 - 5485 x 3405

FIRST FLOOR

Bedroom 1
13'6 x 12'1 - 4150 x 3695

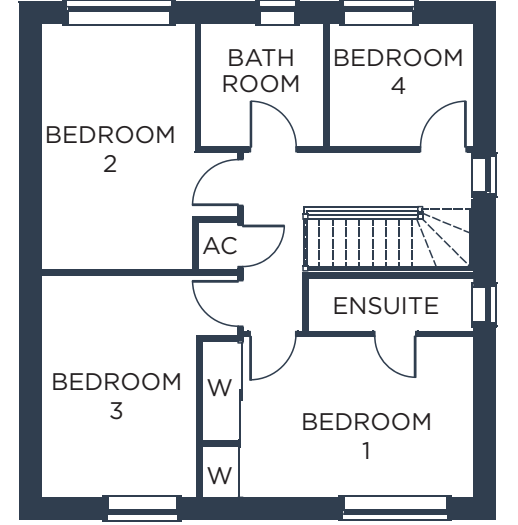
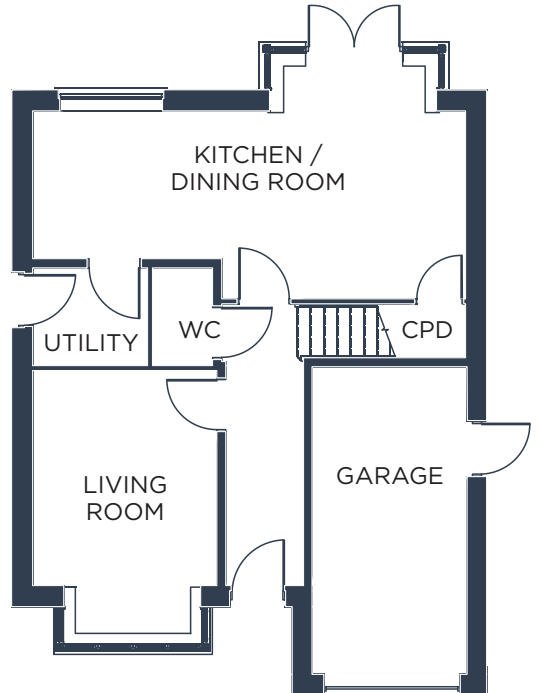
Bedroom 2
12'5 x 11'5 - 3775 x 3485

Bedroom 3
11'2 x 7'11 - 3410 x 2405

The Earlsdale is a spacious detached home including a large kitchen/dining room with patio doors to the garden. There is a generously-sized integrated garage and separate utility space.

The Earlsdale has three well-proportioned bedrooms and the master has a luxurious en-suite.

CARISBROOKE



GROUND FLOOR

Living Room
11'10 x 10'2 - 3600 x 3085

Kitchen/Dining Room
23'10 x 12'10 - 7250 x 3900

FIRST FLOOR

Bedroom 1
12'8 x 8'11 - 3865 x 2705

Bedroom 2
13'7 x 8'6 - 4130 x 2595

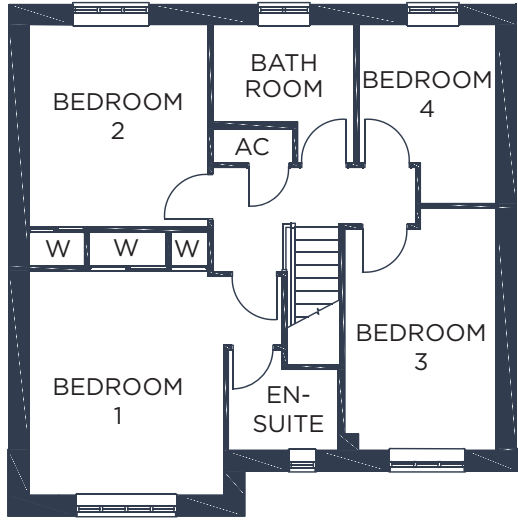
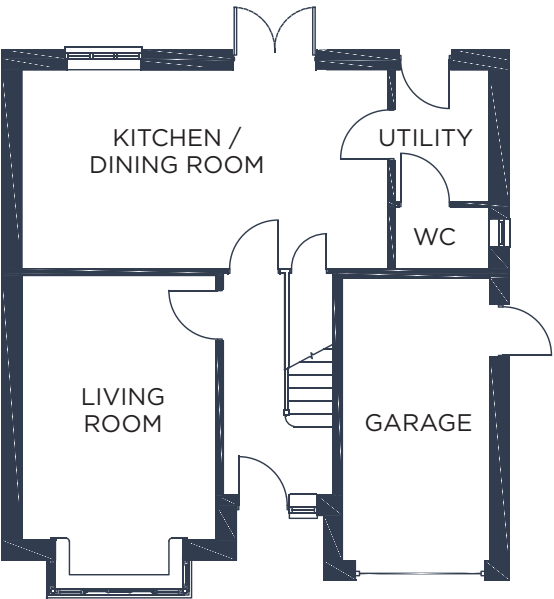
Bedroom 3
12'3 x 8'7 - 3735 x 2625

Bedroom 4
8' x 6'10 - 2430 x 2075

A lovely, spacious four-bedroom home, complete with through kitchen/dining area with attractive bay and double doors leading to the garden.

The master bedroom has an en-suite shower room and fitted wardrobes.

GRASMERE



GROUND FLOOR

Living Room
15'3 x 11'3 - 4655 x 3420

Kitchen/Dining Room
21'2 x 11'6 - 6435 x 3495

FIRST FLOOR

Bedroom 1
12'11 x 11'3 - 3945 x 3420

Bedroom 2
11'8 x 10'4 - 3565 x 3145

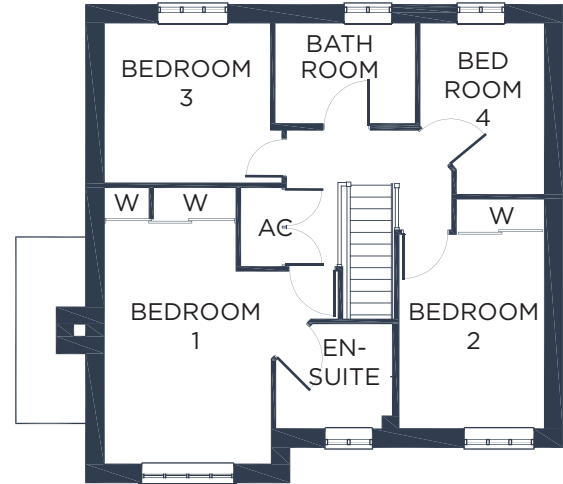
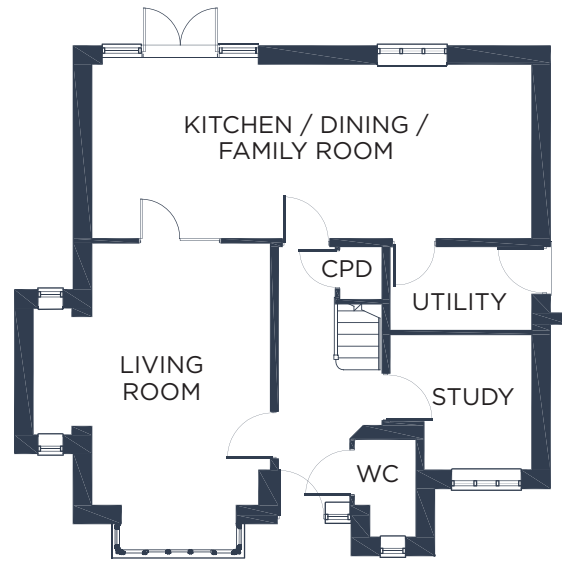
Bedroom 3
14' x 8'9 - 4255 x 2655

Bedroom 4
10'4 x 7'11 - 3145 x 2410

A well-proportioned four-bedroom home. An ideal choice for families, the Grasmere benefits from a spacious living room with an attractive bay window.

There is a large master bedroom with superb en-suite shower room. There are fitted wardrobes to bedrooms one and two.

RYDAL



GROUND FLOOR

Living Room
16'6 x 10'6 - 5040 x 3210

Kitchen/Dining Room
27'9 x 11' - 8450 x 3350

Study
8'11 x 8'6 - 2725 x 2595

FIRST FLOOR

Bedroom 1
15'2 x 10'6 - 4625 x 3210

Bedroom 2
12'5 x 9'2 - 3790 x 2795

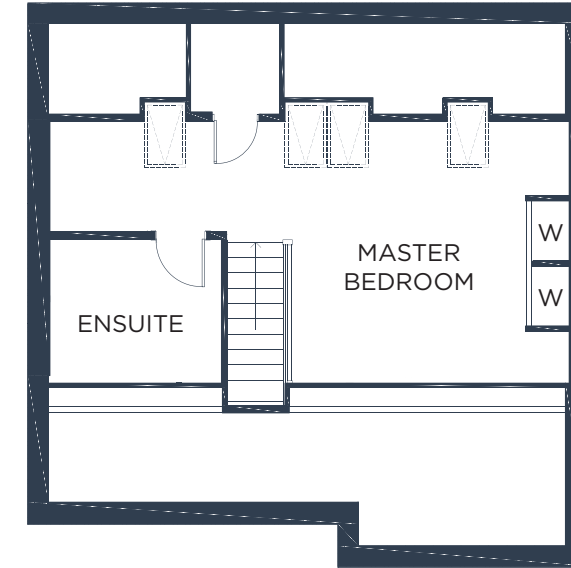
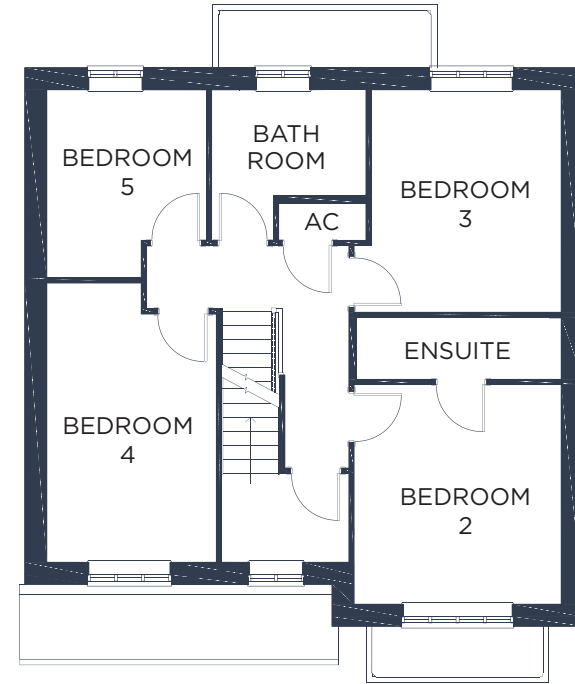
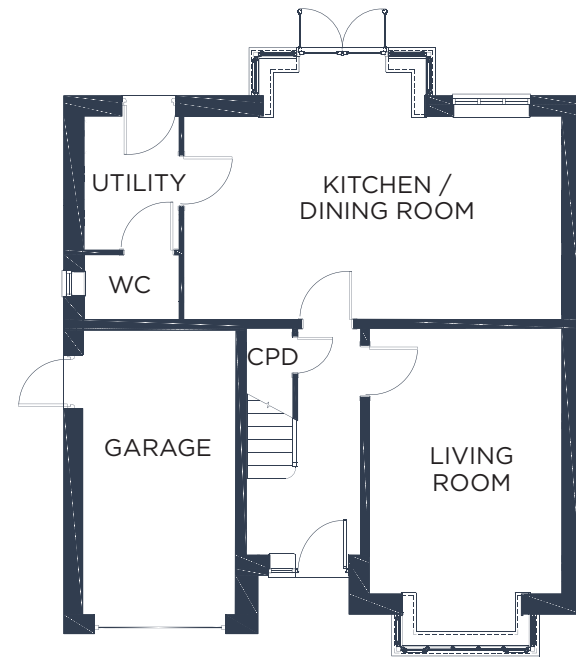
Bedroom 3
10'6 x 10'1 - 3195 x 3075

Bedroom 4
10'10 x 7'10 - 3295 x 2395

A desirable home for a growing family, this distinctly attractive four-bedroom house offers spacious, adaptable accommodation. The large kitchen/dining room features double doors to the rear garden and the large living room includes an inglenook fireplace.

Many homes have a garage and some have a double garage.

MELVERLEY



GROUND FLOOR

Living Room
15'2 x 11' - 4610 x 3340

Kitchen/Dining Room
21'6 x 11'7 - 6560 x 3530

FIRST FLOOR

Bedroom 2
11'8 x 11' - 3542 x 3340

Bedroom 3
11'9 x 10'1 - 3588 x 3065

Bedroom 4
14' x 9' - 4252 x 2735

Bedroom 5
10'9 x 8'5 - 3282 x 2575

SECOND FLOOR

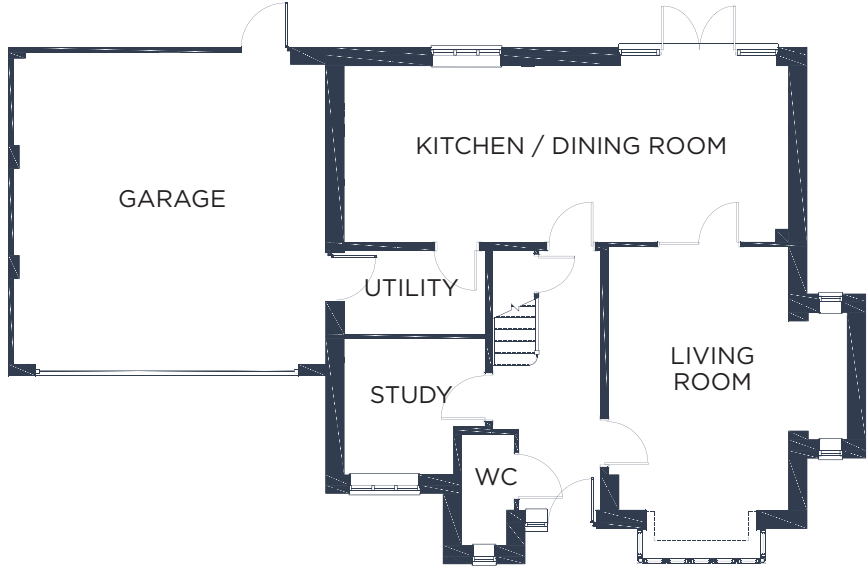
Master Bedroom
27'11 x 13'10 - 8515 x 4213



The Melderley is a contemporary five-bedroom home offering spacious and versatile living accommodation over three storeys.

The large open-plan kitchen/dining area is perfectly suited to modern living whilst the bedrooms one and two feature en-suites.

WINDERMERE

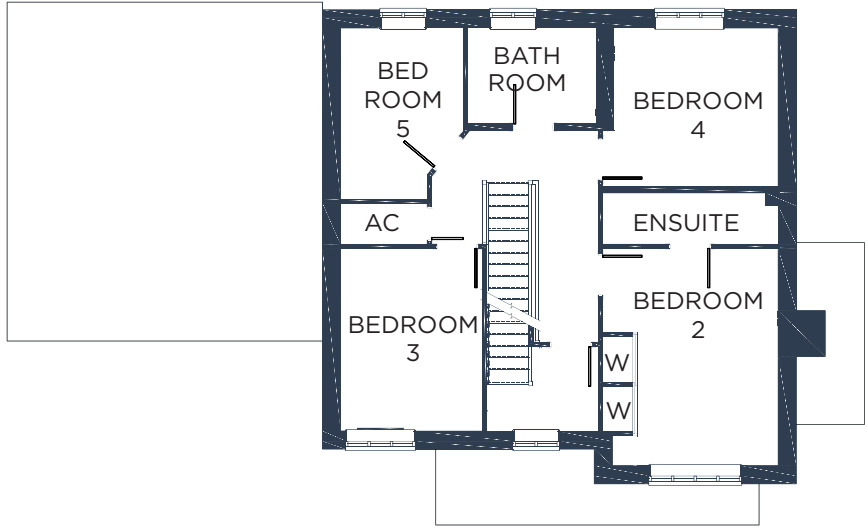


GROUND FLOOR

Living Room
16'7 x 11'4 - 5048 x 3452

Kitchen/Dining Room
27'11 x 11'1 - 8515 x 3385

Study
8'7 x 8'10 - 2615 x 2700



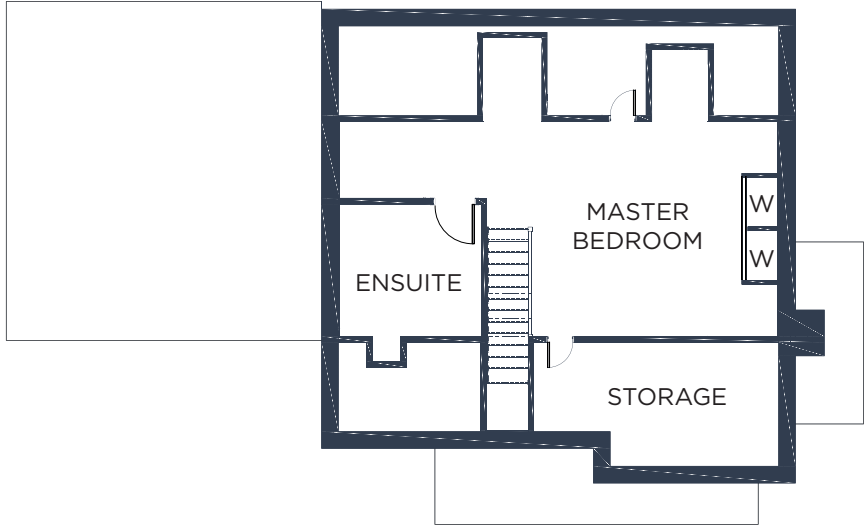
FIRST FLOOR

Bedroom 2
13'10 x 11'2 - 4225 x 3416

Bedroom 3
11'8 x 9'3 - 3550 x 2810

Bedroom 4
10'2 x 10'6 - 3090 x 3195

Bedroom 5
10'11 x 7'10 - 3330 x 2395



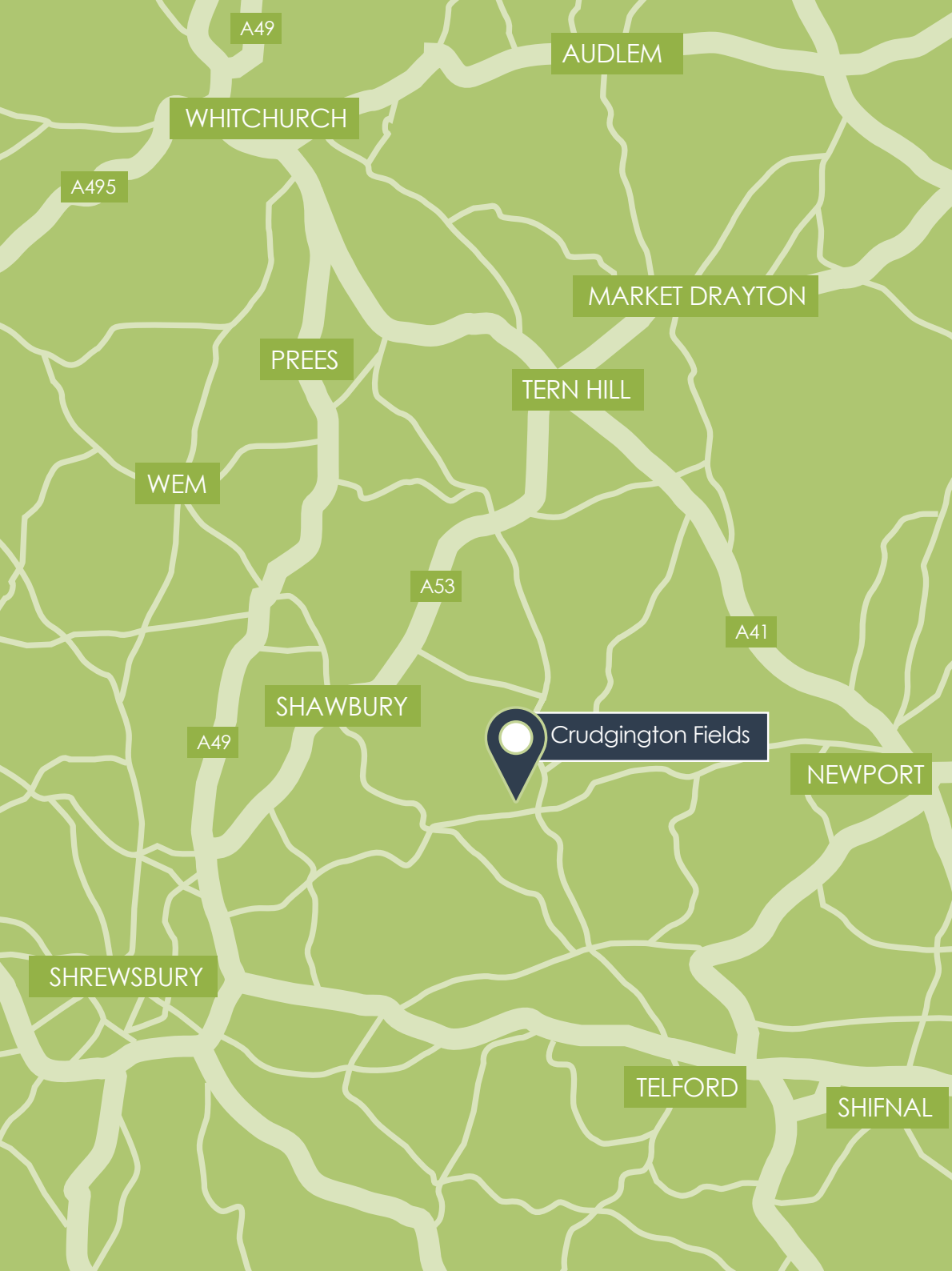
SECOND FLOOR

Master Bedroom
27'11 x 13'9 - 8515 x 4190



The Windermere is a modern five-bedroom home with a flexible layout designed to adapt to the changing needs of a growing modern family.

There is a large open-plan kitchen and dining room, and en-suites and fitted wardrobes to bedrooms one and two.



WHO TO CONTACT

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Email: sales@shropshire-homes.com

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THE DEVELOPER

Shropshire Homes is an award-winning house-builder, which has 40 years of experience developing homes of quality and character in the most desirable locations in and around Shropshire.



HELP TO BUY*

This government backed scheme enables many first-time buyers to benefit from a 20% shared equity loan and purchase a new home with a 5% deposit. Please ask a Sales Advisor to find out about eligibility and qualifying properties.

*subject to status, terms and conditions.

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