



Helping *you* move



27 Wordsworth Way, Priorslee

Situated in an off cul-de-sac position, this well presented Four Bedroom Detached Bungalow with Double Garage offers spacious accommodation and a generous sized plot with elevated, partial views over to Priorslee Lake.

Offers in the Region of

£390,000

27 Wordsworth Way, Priorslee, Telford, TF2 9RW.

Overview

- Detached Bungalow
- Lounge and Dining Room
- Breakfast Kitchen
- Master Bedroom with En-suite
- Three further Bedrooms
- Shower Room
- Double Garage and Driveway
- Beautiful, generous garden plot
- Gas CH, Double Glazing
- Close to Priorslee Lake
- EPC D, Council Tax Band E
- No Upward Chain



Location

Situated in a sought after location on Wordsworth Way in an off cul-de-sac position with driveway serving just two properties; within walking distance of Priorslee Lake and convenient for the Doctors, Dentist, local Shop, public house/restaurant and Primary education facilities. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre along with Bus and Railway Stations. Junction 4 off the M54 and access to the A5 offer excellent commuting facilities towards Shrewsbury and Wales in the west and towards the West Midlands Conurbation in the east.

Brief Description

This spacious Detached Bungalow has been well cared for over the years to offer nicely presented accommodation throughout - the front entrance door opens into the Hall with double doors opening to the Lounge; two steps up to the main body of the Hall with doors off to all rooms and a useful storage cupboard. The Lounge has plenty of natural light through a bow window to the front and sliding patio doors overlooking the rear garden; attractive feature fireplace with gas fire. Two steps up, through an arch into the Dining Room with window overlooking the rear garden. The Breakfast Kitchen has a good range of drawers, base and wall mounted units with complementary working surfaces; integrated eye level double oven, electric hob and extractor over, provision for dishwasher and washing machine and fridge/freezer, door and window overlooking the gardens.



Continuing through the Hall, on the left is the Shower Room with three piece suite then Bedroom Three with window to the patio area and the Master Bedroom with two built-in wardrobes and door into the En-suite Bathroom with three piece coloured suite. Bedrooms Two and Four are both off to the right with windows overlooking the front. The accommodation benefits from gas central heating and sealed unit double glazing.

Externally, a tarmac driveway provides parking space and leads to the double Garage. There are gates providing access to both sides. A particularly wonderful feature of the property are the delightful gardens which have clearly been loved over the years - there are patio areas surrounding the Bungalow, raised garden pond and provide sun traps on the side. There is a pathway running around the whole perimeter of the garden and steps or ramps give access to the lawns and borders which are elevated to the patios - there are an abundance of established borders containing a variety of flora and fauna with pathways weaving throughout. From the elevated point in the garden there are partial views over to Priorslee Lake.



The Garden photographs used were in this brochure were taken in the Summer

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

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 Hollinswood Interchange (roundabout where the A442 intersects with the A5), take the A5 towards Cannock, then at the next roundabout, take the third exit into Priorslee Avenue. Take the second turning on the left into Derwent Drive and follow this to its end and take the right turn into Wordworth Way - follow the road along (with the lake on your right) and take the left turn up the road where no.27 is found on the left - the neighbouring property has right of way access over the driveway and turning area which is owned by no.27.

METHOD OF SALE

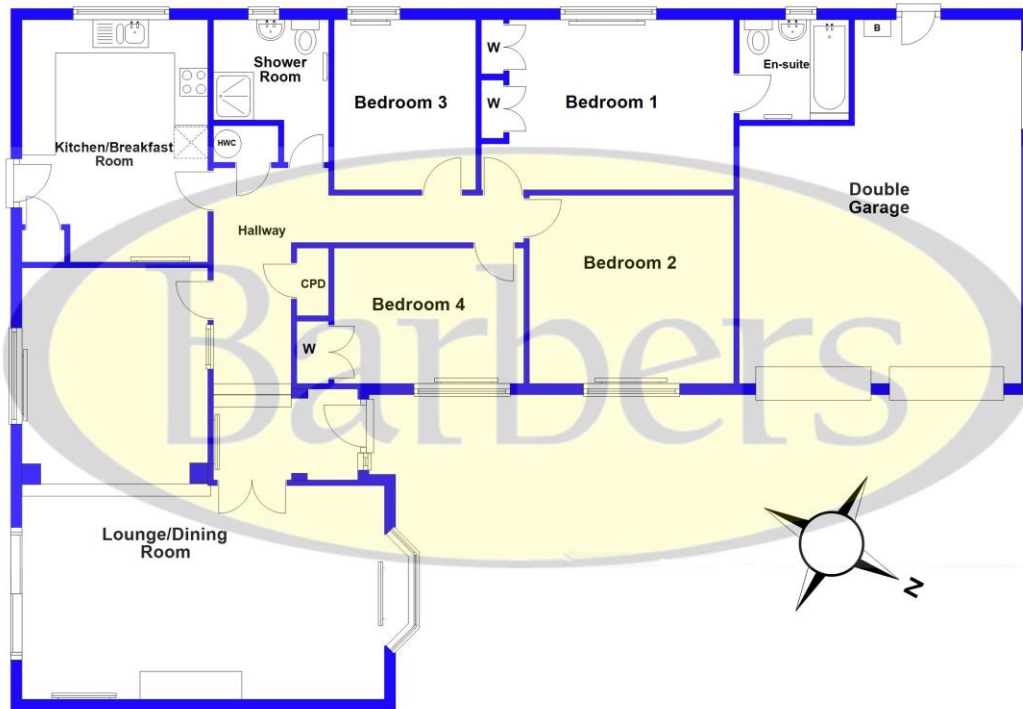
For Sale by Private Treaty.

WE32447.010223

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.

Ground Floor
Approx. 123.8 sq. metres (1332.6 sq. feet)



Total area: approx. 123.8 sq. metres (1332.6 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software.

27 Wordsworth Way, Priorslee, Telford

All measurements quoted are approximate:

- LOUNGE** 21' 3" x 12' 6" (6.48m x 3.81m)
- DINING ROOM** 11' 5" x 11' 0" (3.48m x 3.35m)
- BREAKFAST KITCHEN** 14' 2" x 10' 9" (4.32m x 3.28m)
- SHOWER ROOM** 6' 7" x 6' 1" (2.01m x 1.85m)
- BEDROOM ONE** 12' 7" x 10' 0" (3.84m x 3.05m) min.
- EN-SUITE** 6' 4" x 6' 4" (1.93m x 1.93m)
- BEDROOM TWO** 12' 0" x 11' 0" (3.66m x 3.35m)
- BEDROOM THREE** 10' 0" x 8' 5" (3.05m x 2.57m)
- BEDROOM FOUR** 11' 1" x 7' 9" (3.38m x 2.36m)
- DOUBLE GARAGE** 21' 5" x 16' 8" (6.53m x 5.08m) max.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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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.