



Helping *you* move



2 Pitchford Drive, Priorslee

A well presented four/five Bedroom Detached House with spacious accommodation throughout, conveniently located in this sought after area for the neighbourhood amenities and education facilities.

Offers in the Region of

£380,000

2 Pitchford Drive, Priorslee, Telford, Shropshire, TF2 9SG.

Overview

- Detached House
- 4 / 5 Bedrooms (Master Ensuite)
- Entrance Hall, WC, Study
- Open Plan Family Dining Kitchen
- Lounge, Conservatory
- Modern Family Bathroom
- Large Utility / Store Room
- Gas CH, uPVC DG
- Generous Driveway
- Front and Rear Gardens
- Freehold
- EPC D. Council Tax D



Location

Situated in the sought after location of Priorslee, convenient for the Doctors, Dentist, local Shop, public house/restaurant and 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 four/five bed roomed detached house offers well presented accommodation ideal for the growing family. Entering through a covered storm porch into the spacious Entrance Hall with Cloakroom off. The Lounge has a lovely walk-in bay window to the front, attractive fireplace, double doors to Hall and door to kitchen.

From the Hall, a door opens into the Kitchen and immediately off to the left is the Study overlooking the front (currently being used as a downstairs bedroom). To the rear of the property is the kitchen diner having patio doors opening into the conservatory. The kitchen comprises a range of base and wall mounted units, integrated gas hob, extractor, oven and integrated dishwasher.

The rear section of the former garage provides utility area and storage, with door out to the rear garden.



Stairs from the hall ascend to the first floor Landing with access to loft space and cupboard. Bedroom one is on the rear with built in wardrobe and door into the En-suite Shower Room. There are three further Bedrooms and principal Bathroom.

Externally, the property is approached over a tarmacadam driveway with adjacent lawned garden. The rear garden has a patio, lawned garden and established shrub borders.



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. Council Tax Band D (currently £1,876.71 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 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. Follow this road around, proceed straight over the mini roundabout and then take the next right into Teece Drive, take the first left into Pitchford Drive, where the property will be found after a short distance on the left hand side..

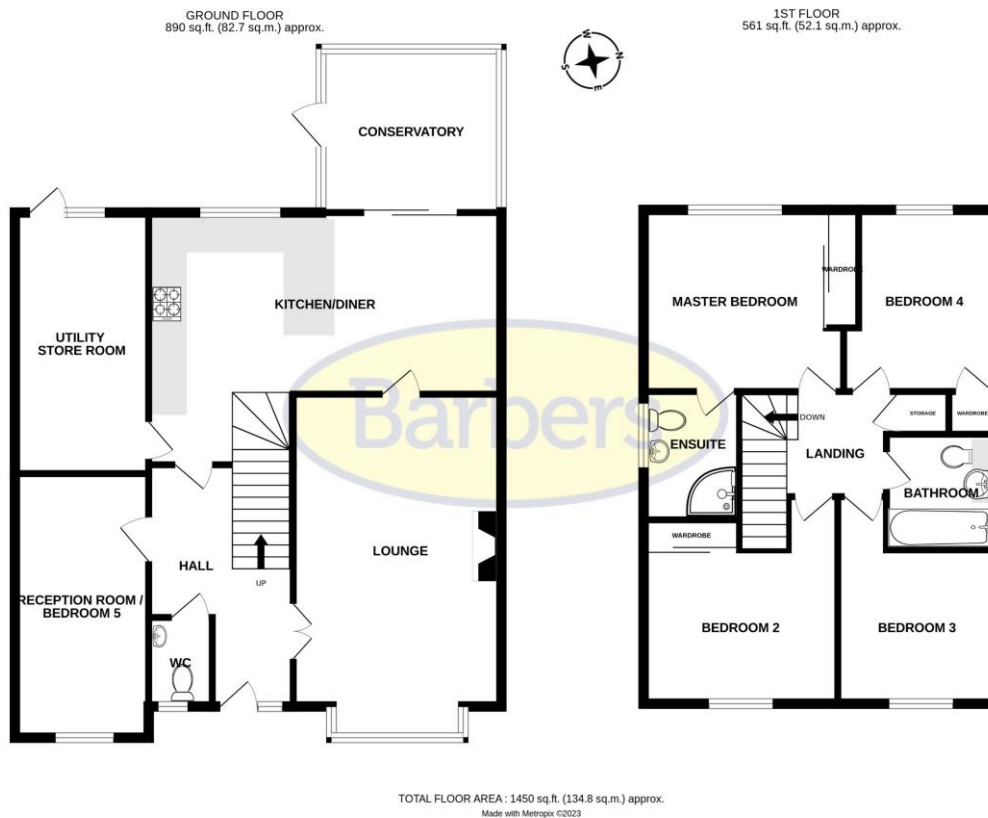
METHOD OF SALE

For Sale by Private Treaty.

WE33534.160623

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.



ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LOUNGE 17' 6" x 11' 8" (5.33m x 3.56m)

RECEPTION ROOM / BEDROOM 5 15' 0" x 7' 6" (4.57m x 2.29m)

UTILITY STORE ROOM 14' 9" x 8' 2" (4.5m x 2.49m)

OPEN PLAN FAMILY DINING KITCHEN 20' 6" x 10' 2" min (6.25m x 3.1m)

CONSERVATORY 10' 3" x 9' 3" (3.12m x 2.82m)

MASTER BEDROOM 11' 6" max x 10' 5" (3.51m x 3.18m)

EN-SUITE 6' 7" x 4' 8" (2.01m x 1.42m)

BEDROOM TWO 11' 4" x 8' 6" min (3.45m x 2.59m)

BEDROOM THREE 9' 0" x 8' 6" min (2.74m x 2.59m)

BEDROOM FOUR 10' 6" x 7' 7" min (3.2m x 2.31m)

BATHROOM 6' 7" x 5' 4" (2.01m x 1.63m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

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.