



Helping *you* move



## 1 Bayswater Close, Priorslee, Telford

A nicely situated large family home offering excellent family accommodation of 4 double Bedrooms and En-Suite, together with a very spacious Lounge, separate Dining Room and a modern Fitted Kitchen. The property has a good sized Office and a Utility all set on a corner plot with Double Garage and Parking.

Offers in the Region of  
**£429,995**

# 1 Bayswater Close, Priorslee, Telford

## Overview

- Large Detached Family Home
- 4 Double Bedrooms, En-Suite and Further Bathroom
- Large Entrance Hall, Good Sized Office
- Modern Fitted Kitchen and Utility
- Corner Plot
- Good Sized Garden
- Desirable and Convenient Location
- Double Garage
- Council Tax Band F
- EPC Rating E



## BRIEF DESCRIPTION

An attractive Detached Family Home situated in a desirable area convenient for commuter routes and Telford Shopping Centre.

The property has accommodation of: Large Through Entrance Hall, Ground Floor W.C., Office, Spacious Lounge, Separate Dining Room with double doors, Modern Fitted Kitchen, Utility Room. Externally there is a Side Parking Driveway Area leading to a Double Garage and there are Good Sized Front and Rear Gardens.

## 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.



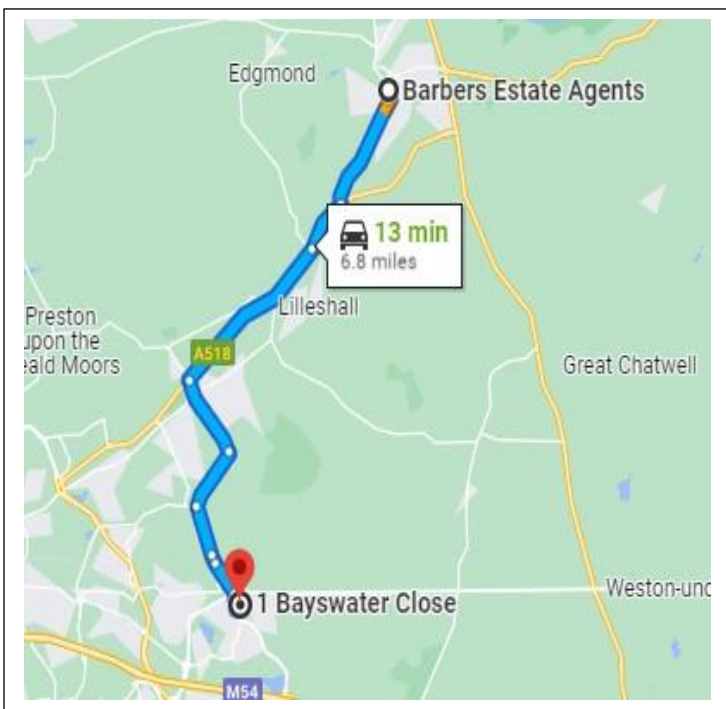
Your **Local** Property Experts  
01952 820 239



**USEFUL INFORMATION: TO VIEW THIS PROPERTY:** please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services 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.

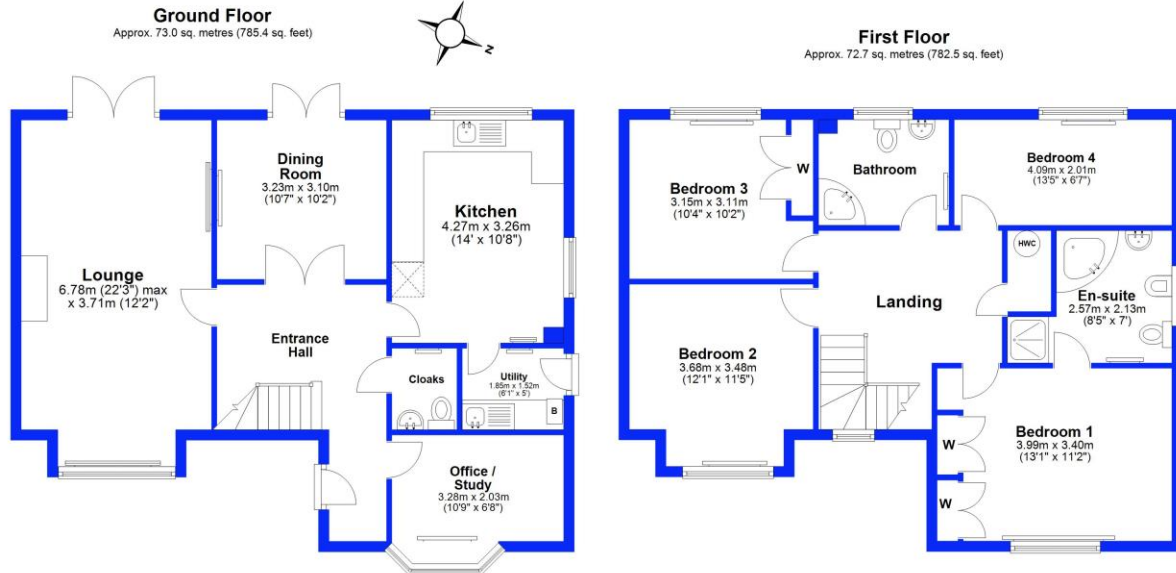
**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From our office in Newport High Street, take the Wellington Road, A518 in the direction of Telford. When you reach the roundabout by the Shell garage take the 1st exit onto School Road/A4640, go straight across at the mini roundabout. At Donnington Wood Roundabout, take the 2nd exit onto Donnington Wood Way/A4640 and at the next roundabout, take the 2nd exit onto Redhill Way/A4640, slight left towards Redhill Way/A4640 then merge onto Redhill Way/A4640. At the roundabout, take the 2nd exit onto Castle Farm Way/A4640, turn left onto Gatcombe Way then turn left onto Finsbury Drive, turn left onto Bayswater Close and the property will be located on the left hand side as identified by our For Sale Board.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

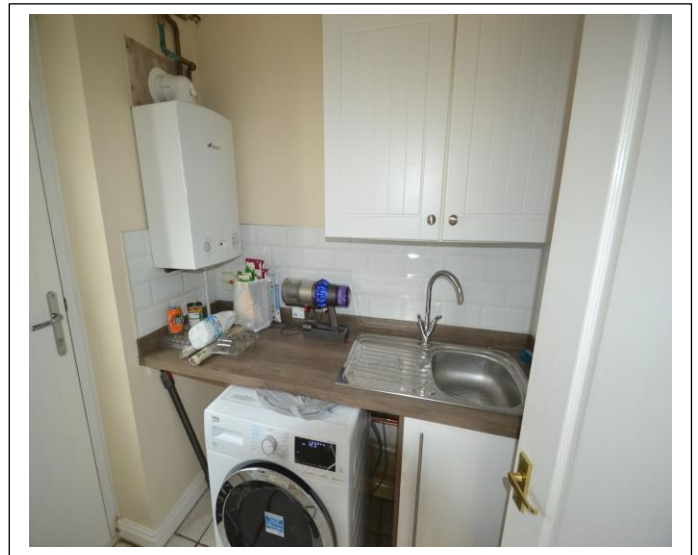
**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Total area: approx. 145.7 sq. metres (1567.9 sq. feet)

This floor 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 sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

1 Bayswater Close, Priorslee, Telford



## 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 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@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.