

# Barbers

Helping *you* move



## 26 George Lees Avenue, Priorslee

Immaculate, modern detached home in a sought-after area with superb road links via M54 and A5. Ideal for families and commuters seeking convenience and comfort.

Asking Price Of

**£265,000**

# 26 George Lees Avenue, Priorslee, Telford, TF2 5AB

## Overview

- Detached House
- Three Bedrooms
- Master En Suite
- Hall, WC
- Lounge
- Kitchen
- EPC B, Council Tax D
- Bathroom
- Driveway
- Garden



## Location

Situated on a modern residential estate in the sought after locality of Priorslee which is served by a Doctors, Dentist, local Shop, public house/restaurant and both Primary and Secondary 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. Access to the A5 and Junction 4 off the M54 provide excellent commuting facilities towards Shrewsbury and Wales in the west and towards the West Midlands Conurbation in the east.

## Brief Description

This immaculate detached property is perfectly positioned in a highly sought-after residential area, offering a blend of comfort, style, and practicality. Inside, the home is beautifully maintained throughout. The entrance hallway welcomes you with a convenient WC, leading into a spacious lounge at the front of the house-ideal for relaxing or entertaining guests. At the rear, a modern kitchen/diner boasts a range of sleek units and a bright dining area, enhanced by French doors that open directly onto the garden, creating a seamless indoor-outdoor flow.



Upstairs, the property features three bedrooms. Two are doubles, including a principal bedroom complete with a private en-suite shower room. The third bedroom is a versatile single, perfect for use as a nursery, guest room, or home office. The family bathroom is thoughtfully designed with a bath, WC, and wash hand basin. Externally, the home benefits from a private driveway to the side, providing off-street parking. The rear garden has been landscaped with a lawn and a spacious patio area-ideal for outdoor dining, entertaining, or simply enjoying the sunshine.



#### TENURE

We are advised that the property is Freehold; this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. There is a management charge, currently approximately £150 per annum.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band D

#### 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

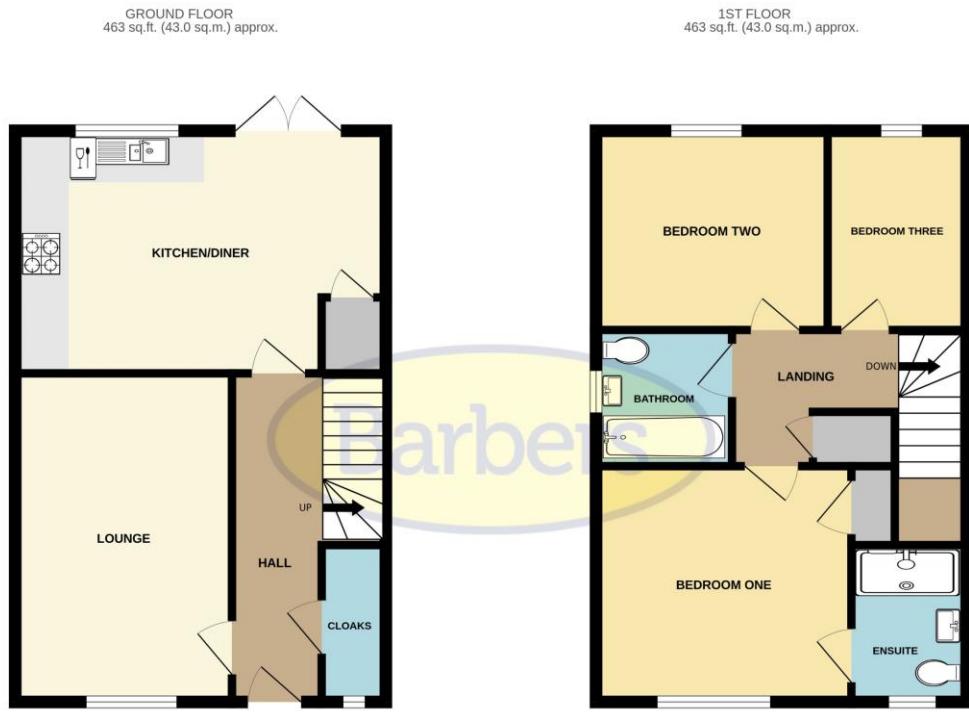
From Junction 4 off the M54 take the exit onto Castle Farm Way, proceed along for a short distance turning first right at the first set of traffic lights into George Lees Avenue and the property can be found shortly after on the right hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE38953.240925

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.  
Made with Metropix ©2025

All measurements quoted are approximate:

**WC**

7' 4" x 3' 0" (2.24m x 0.91m)

**LOUNGE**

15' 4" x 10' 2" (4.67m x 3.1m)

**KITCHEN/DINER**

11' 4" x 17' 4" (3.45m x 5.28m)

**BEDROOM ONE**

11' 11" x 11' 0" (3.63m x 3.35m)

**ENSUITE**

7' 3" x 5' 1" (2.21m x 1.55m)

**BEDROOM TWO**

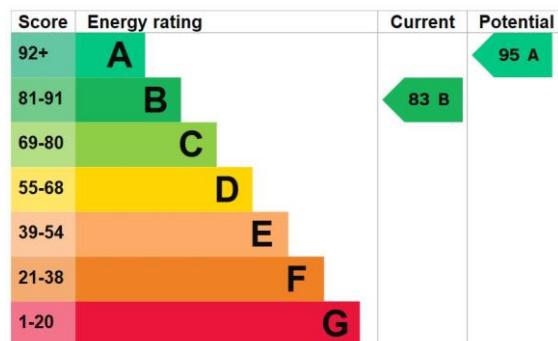
10' 6" x 9' 4" (3.2m x 2.84m)

**BEDROOM THREE**

9' 4" x 6' 6" (2.84m x 1.98m)

**BATHROOM**

6' 4" x 6' 4" (1.93m x 1.93m)



## 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

Tel: 01952 221 200

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

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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.