



Helping *you* move



## 4 Pitchford Drive, Priorslee

This spacious Four Bedroom Detached House has well maintained accommodation throughout and enjoys attractive gardens and a double Garage. Situated in the sought after residential locality of Priorslee which provides a range of local neighbourhood amenities.

Offers in the Region of

**£415,000**

# 4 Pitchford Drive, Priorslee, Telford, TF2 9SG

## Overview

- Detached House
- Lounge, Dining Room
- Fitted Breakfast Kitchen
- Utility Room, Cloakroom
- Main Bedroom with En-suite
- Three further Bedrooms
- Bathroom
- Double Garage and Driveway
- Gas CH, Double Glazing
- Beautiful Gardens
- No Upward Chain
- EPC D, Council Tax E



## 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 much loved family home has nicely presented and very well maintained accommodation throughout. Entering into an Enclosed Entrance Porch with door into the Entrance Hall with stairs to the first floor and access into the Garage and Cloakroom with two piece white suite. The Lounge overlooks the front and has a brick built feature fireplace with gas fire, hearth, mantle and display plinths and double doors into the Dining Room which has sliding patio doors leading out to the rear garden, a single door leads into the Breakfast Kitchen - fitted with a range of drawers, base and wall mounted units, complementary working surfaces, 1.5 bowl sink unit, integrated oven with hob and extractor over, under stairs storage cupboard, breakfast bar and arch to the Utility Room with window to rear, door to outside, working surfaces to both sides and provision for appliances.

Stairs ascend to the first floor Landing with access to loft space. Bedroom One is on the front with a double wardrobe and door into the En-Suite



Shower Room with three piece suite and vanity storage units. Bedroom Two also overlooks the front and has a built-in wardrobe with mirror sliding doors. The two further Bedrooms overlook the rear garden and one has a built-in wardrobe with sliding mirror doors. The Bathroom has a three piece white suite with useful vanity storage cupboards.

Externally, the property is approached over a tributary road serving the property and its neighbour; a generous tarmac driveway provides parking space and leads into the double Garage with two electrically operated roller doors. The front garden is laid to lawn with established, attractive shrub island. A side gate provides access into the rear garden, a particularly attractive feature, with patio area, steps up to a neatly maintained lawned garden with established shrub borders containing a variety of plants and shrubs and steps and pathway to the patio and hardstanding suitable for shed; garden pond with arbour area and surrounded by planting; further garden area leading around the other side of the property.



#### 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 E

#### 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](mailto: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 and after a short distance on the left, a tributary road leads to no.4 and it's neighbour.

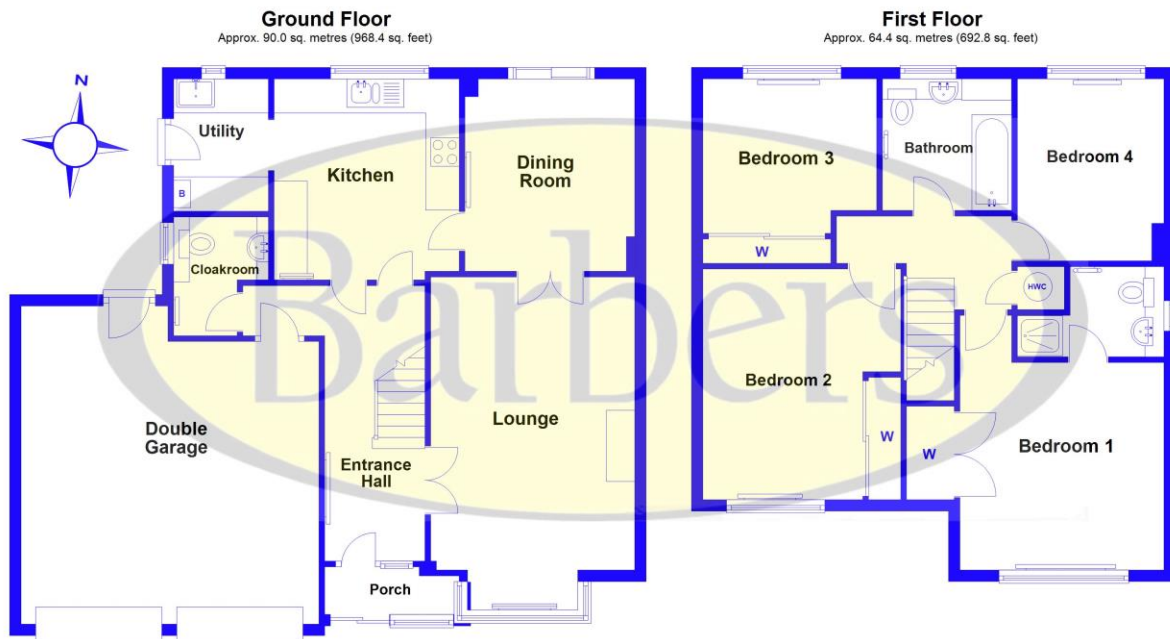
#### METHOD OF SALE

For Sale by Private Treaty.

WE34624.301123

#### 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.



Total area: approx. 154.3 sq. metres (1661.2 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  
Plan produced using PlanUp.

4 Pitchford Drive, Priorslee, Telford

All measurements quoted are approximate:

**CLOAKROOM** 6' 5" x 5' 2" (1.96m x 1.57m) max. L shaped room

**LOUNGE** 16' 9" x 11' 8" (5.11m x 3.56m) plus bay in addition

**DINING ROOM** 11' 1" x 9' 8" (3.38m x 2.95m)

**KITCHEN** 11' 3" x 10' 7" (3.43m x 3.23m)

**UTILITY ROOM** 7' 6" x 5' 3" (2.29m x 1.6m)

**BEDROOM ONE** 12' 0" x 11' 9" (3.66m x 3.58m)

**EN-SUITE** 5' 5" x 5' 0" (1.65m x 1.52m) min. plus shower cubicle in addition

**BEDROOM TWO** 13' 3" x 11' 4" (4.04m x 3.45m) inc. wardrobe

**BEDROOM THREE** 10' 0" x 9' 0" (3.05m x 2.74m)

**BEDROOM FOUR** 10' 5" x 8' 4" (3.18m x 2.54m)

**BATHROOM** 7' 6" x 7' 4" (2.29m x 2.24m)

**DOUBLE GARAGE** 17' 2" x 16' 2" (5.23m x 4.93m)

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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

Tel: 01952 221 200

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