



Helping *you* move



## 21 Eltham Drive, Priorslee

A spacious Detached House located in the popular locality of Priorslee providing Two Reception Rooms, Conservatory, Four Bedrooms and Two En-suites. The property is convenient for a range of local shops and education facilities within the area.

Offers in the Region of

**£440,000**

# 21 Eltham Drive, Priorslee, Telford, TF2 9NQ.

## Overview

- Detached House
- Lounge, Dining Room
- Conservatory, Cloakroom
- Breakfast Kitchen, Utility
- Main Bedroom with En-suite
- Three Further Bedrooms
- Jack & Jill En-suite
- Bathroom
- Double Garage, Driveway
- Gardens to front & rear
- Gas CH, Double Glazing
- EPC C, Council Tax F



## Location

Situated in the sought after residential locality of Priorslee which is served by a Doctors, Dentist, local Shop, public house/restaurant and popular Secondary 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 House offers nicely presented accommodation throughout, ideal for the growing family and benefitting from gas central heating and double glazing. Entering through a canopy storm porch with window and entrance door providing access to the Entrance Hall with stairs to first floor and L shaped Cloakroom with two piece suite. Off to the left is the Lounge with a lovely walk-in bay window to the front and double doors opening to the Dining Room with French doors and side windows looking into the Conservatory and single door into the Breakfast Kitchen. The Kitchen has a good range of base and wall mounted units with complementary working surfaces, inset sink unit, built-in oven with hob and extractor over, window to rear, French doors with side windows looking into the Conservatory which provides delightful views over the rear garden and access to the patio through French doors. Off the Kitchen a door provides access into the spacious Utility Room with base cupboards, provision for two appliances and sink unit, further working surface and door into the Garage.



Stairs ascend to the first floor Landing with access to loft space and airing cupboard. Bedroom One, a light and airy room with two windows overlooking the front, two double built-in wardrobes and door to the En-suite with three piece white suite. Bedroom Two, again light and airy with two windows to the front, door into the Jack & Jill En-suite shower room with three piece suite and further door providing access to Bedroom Three which overlooks the rear garden and has a return door to the Landing. Bedroom Four is also on the rear and has a useful built-in cupboard. The Bathroom has a white three piece suite.

Externally, the property is approached over a generous tarmac driveway with adjacent lawned garden. There are two up-and-over doors to the double garage - one is currently set out as a cinema room with useful sliding door cupboards, stud partition walling with door into the second Garage which provides access into the Utility. The rear garden is an attractive feature of the property with patio area, well stocked shrub borders and a lawned garden.



#### 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 F

#### 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

Proceeding along the M54 exit at junction 4 and proceed up Castlefields Way. Take the first right turn into Salisbury Avenue and then take the second left into York Road and then second right into Eltham Drive - the property will be found along on the left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE35036.130224

#### 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** 16' 2" x 11' 7" (4.93m x 3.53m) plus walk-in bay
- DINING ROOM** 10' 3" x 9' 7" (3.12m x 2.92m)
- CONSERVATORY** 19' 0" x 11' 0" (5.79m x 3.35m)
- BREAKFAST KITCHEN** 16' 8" x 9' 8" (5.08m x 2.95m) max.
- UTILITY ROOM** 9' 8" x 7' 9" (2.95m x 2.36m)
- CLOAKROOM** 5' 3" x 5' 1" (1.6m x 1.55m) max. measurements, L shaped
- BEDROOM ONE** 12' 5" x 11' 8" (3.78m x 3.56m) plus door recess
- EN-SUITE** 7' 8" x 4' 3" (2.34m x 1.3m)
- BEDROOM TWO** 12' 9" x 9' 7" (3.89m x 2.92m) max.
- JACK & JILL EN-SUITE** 7' 8" x 4' 3" (2.34m x 1.3m)
- BEDROOM THREE** 9' 6" x 8' 7" (2.9m x 2.62m) max.
- BEDROOM FOUR** 9' 5" x 7' 9" (2.87m x 2.36m)
- BATHROOM** 6' 8" x 6' 3" (2.03m x 1.91m)
- DOUBLE GARAGE**
- GARAGE ONE** 18' 3" x 7' 3" (5.56m x 2.21m)
- GARAGE TWO** 15' 5" x 8' 3" (4.7m x 2.51m) plus storage in addition

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.