



Helping *you* move



15 Stewardstone Gate, Priorslee

Offered for sale with No Upward Chain, this well presented Four Bedroom Detached House provides spacious accommodation throughout, ideal for the growing family. Conveniently located for neighbourhood amenities and education facilities.

Offers in the Region of

£430,000

15 Stewardstone Gate, Priorslee, Telford, TF2 9SS.

Overview

- Well presented Detached House
- Lounge, Dining Room
- Conservatory, Cloakroom
- Breakfast Kitchen & Utility
- Main Bedroom with En-suite
- Three further Bedrooms
- Bathroom with four piece suite
- Double Garage & Driveway
- Gas CH, Double Glazing
- Neatly maintained Gardens
- No Upward Chain
- EPC D, Council Tax E



Location

Situated in the sought after residential locality of Priorslee on a quiet no through road, the area is served by a Doctors, Dentist, local Shop and 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. 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 well presented Detached House is entered through a canopy storm porch and into the spacious Entrance Hall with stairs to the first floor and doors off to the ground floor accommodation. Off to the right is the Lounge with a lovely walk-in bay window, feature Adam style fire surround with gas fire and glazed doors opening into the Dining Room - having a door off into the Kitchen and sliding patio doors lead into the Conservatory which provides delightful views over the rear garden. The Breakfast Kitchen has a good range of drawers, base and wall mounted units with complementary working surfaces, inset 1.5 sink unit with water softener tap and window to rear; electric hob with double oven below and extractor above, built-in under counter fridge, under stairs pantry cupboard, return door to hall and an arch into the Utility Room with space for three appliances, cupboard and door to the rear porch.



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To the rear of the Hall is the Cloakroom with two piece suite and a door providing internal access into the double Garage. Stairs ascend to the first floor Landing with access to loft space and excellent sized airing cupboard which also houses the boiler. The main Bedroom overlooks the front and has two built-in double wardrobes and door into the En-suite Shower Room. There are three further Bedrooms, all overlooking the rear garden and providing built-in wardrobes. The Bathroom, located to the front, has a coloured four piece suite including corner bath and corner shower cubicle.

Externally, the property is approached over a block paviour driveway with adjacent lawned garden; an archway leads into the rear garden which is predominantly laid to lawn with a good sized patio area 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 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. 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

DIRECTIONS

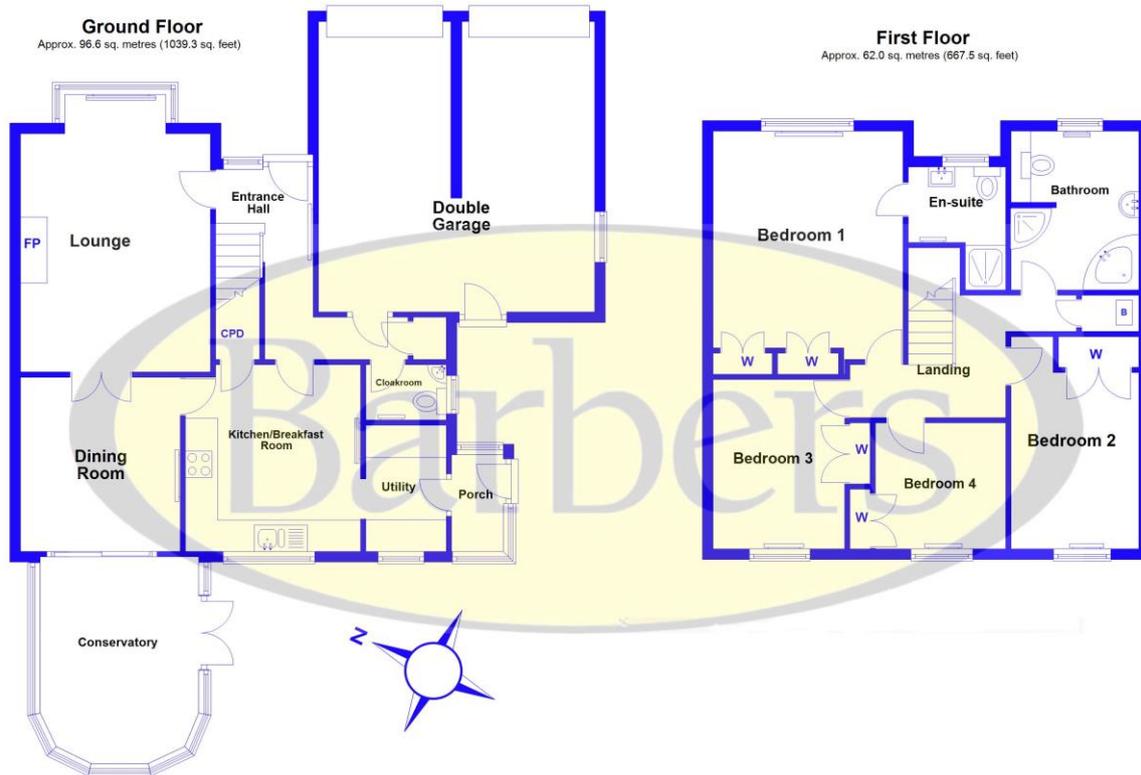
From Telford Town Centre proceed along the M54 to Junction 4 and come off and turn left into Castle Farm Way. Follow this road for some distance and take the third turn on your left into Collett Way then left into Essex Chase and left again into Stewardstone Gate where the property will be found on your right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE35236.190424

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. 158.6 sq. metres (1706.8 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

15 Stewardstone Gate, Priorslee, Telford

All measurements quoted are approximate:

LOUNGE 14' 8" x 11' 7" (4.47m x 3.53m) plus bay in addition

DINING ROOM 10' 8" x 9' 8" (3.25m x 2.95m)

CONSERVATORY 13' 3" x 10' 0" (4.04m x 3.05m)

BREAKFAST KITCHEN 11' 5" x 10' 7" (3.48m x 3.23m)

UTILITY ROOM 7' 8" x 4' 9" (2.34m x 1.45m)

CLOAKROOM 5' 2" x 3' 5" (1.57m x 1.04m)

BEDROOM ONE 13' 1" x 12' 0" (3.99m x 3.66m)

EN-SUITE 6' 2" x 6' 9" (1.88m x 2.06m) max.

BEDROOM TWO 11' 5" x 8' 3" (3.48m x 2.51m)

BEDROOM THREE 10' 7" x 8' 11" (3.23m x 2.72m)

BEDROOM FOUR 8' 0" x 7' 7" (2.44m x 2.31m)

BATHROOM 12' 5" x 8' 2" (3.78m x 2.49m)

DOUBLE GARAGE 18' 2" x 17' 0" (5.54m x 5.18m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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

Tel: 01952 221 200

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.