



Helping *you* move



17 Buttermere Drive, Priorslee

Offered for sale with NO UPWARD CHAIN, this three bedroomed detached home sits at the end of a cul-de-sac in an established residential part of the popular Priorslee area. Conveniently located for neighbourhood amenities and education facilities.

Offers in the Region of

£273,000

17 Buttermere Drive, Priorslee, Telford, TF2 9RE

Overview

- Available with NO UPWARD CHAIN
- Would now benefit from some updating to suit individual tastes and requirements
- Lounge and separate dining room
- Kitchen, study and cloaks/WC
- Master en-suite bedroom
- Two further generous bedrooms
- Family bathroom
- Single garage and large driveway
- Fully enclosed garden to rear
- Freehold, EPC D, Council Tax D



Location

Situated in the sought after residential locality of Priorslee on a quiet cul-de-sac tributary, 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 three bedroomed detached house would now benefit from some refurbishment, to suit individual tastes and requirements, however, is a superbly proportioned house, ideal for a growing family with a good sized garden in a popular residential area. Entered from the front, via an enclosed porch, with the entrance hall having stairs to the first floor and doors off to the ground floor accommodation. To the left is the lounge which features a front aspect bay window and feature fireplace surround with gas connection point. Accessed from the lounge is the dining room with rear aspect window. Accessed from the hall is the kitchen, with a range of units including integrated fridge freezer, oven and hob. Off the kitchen is a lobby which provides access to the ground floor cloaks/WC and the study area, with French style patio doors opening to the garden. There is also a useful courtesy door



into the single garage, which features an up/over door, power and light. The apex loft are could easily be boarded out to provide additional storage space.

To the first floor are a master bedroom with en-suite shower room, currently featuring a shower cubicle, WC and wash basin. Two further bedrooms all share the main family bathroom.

Externally, there is block paved off road parking for several vehicles in front of the property. A wrought iron gate opens to the side of the garage, to a pathway leading to the fully enclosed rear garden. This area is mainly laid to low maintenance flagged patio seating space, with small raised borders of ornamental grasses. There is a 'stable design' timber shed in one corner, which could be used for a variety of purposes.



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 D (currently £2,065.63 for 2025/26)

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 the Telford Town Centre railway station roundabout, proceed on the A5 towards Cannock. At the next roundabout, take the third exit on Priorslee Avenue, then take the first left hand turning into Coniston Drive. Buttermere Drive is a cul-de-sac located towards the end of Coniston Drive, being the fourth left hand turning. The property can be found towards the end of the cul-de-sac on the right hand side.

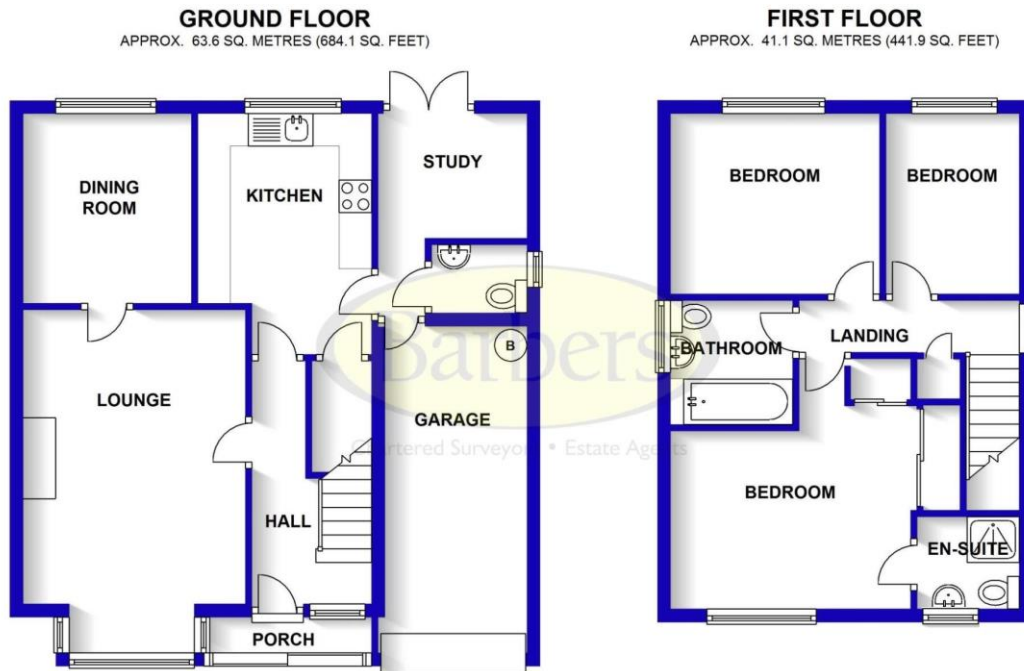
METHOD OF SALE

For Sale by Private Treaty.

Ref: WE37540.290525

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 AREA: APPROX. 104.6 SQ. METRES (1126.0 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

All measurements quoted are approximate:

LOUNGE 14' 9" plus bay window x 11' 2" (4.5m x 3.4m)
DINING ROOM 9' 7" x 8' 6" (2.92m x 2.59m)
KITCHEN 12' 2" max (9'7" min) x 8' 9" (3.71m x 2.67m)
STUDY 7' 6" x 6' 4" (2.29m x 1.93m)
CLOAKROOM/WC 4' 10" x 3' 5" (1.47m x 1.04m)
MASTER BEDROOM 12' 2" x 10' 4" max (8'11" min) (3.71m x 3.15m)
EN-SUITE 5' 6" x 4' 10" (1.68m x 1.47m)
BEDROOM TWO 10' 7" x 9' 1" (3.23m x 2.77m)
BEDROOM THREE 9' 1" x 7' 11" (2.77m x 2.41m)
FAMILY BATHROOM 6' 3" x 6' 1" (1.91m x 1.85m)
GARAGE 17' 2" x 8' 3" (5.23m x 2.51m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 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
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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.