



Helping *you* move



## 38 Glen Brook Road, Priorslee

Offered for sale with NO UPWARD CHAIN, this five bedroomed detached house is available to CASH PURCHASERS ONLY – now requiring a full refurbishment. The property has enormous potential, featuring spacious accommodation throughout. Conveniently located for neighbourhood amenities and education facilities.

Offers in the Region of

**£450,000**

# 38 Glen Brook Road, Priorslee, Telford, TF2 9QY

## Overview

- CASH PURCHASERS ONLY
- Requires full refurbishment
- Property SOLD AS SEEN
- Full depth 30'10" lounge/diner
- 22'6" kitchen, utility room
- Study, ground floor cloakroom
- Master bedroom with en-suite
- En-suite guest bedroom
- Three further Bedrooms
- Family Bathroom
- Double Garage and Driveway
- Gardens front/rear
- Freehold, EPC F, Council Tax G



## 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

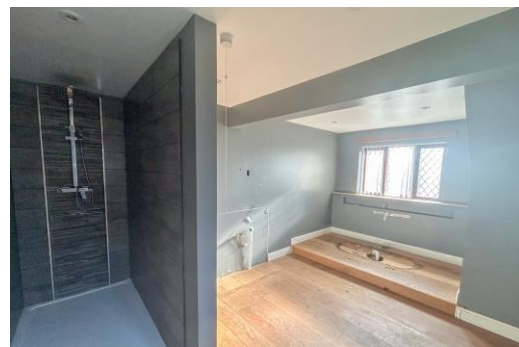
This five bedroomed detached house is entered from the front, with the entrance hall having stairs to the first floor and doors off to the ground floor accommodation. To the right is the full depth lounge/diner with the fore lounge area featuring a front aspect window and inglenook fireplace with open hearth. The rear dining area has sliding patio doors to the garden. To the left of the front door is a study, with front aspect window and adjacent to that is the ground floor cloaks/WC. To the rear of the hall, accessed both from the hall and the dining room is the kitchen, which no longer has any units in situ. This room features sliding patio doors to the garden as well as a rear aspect window and access to the adjacent utility room. The utility room also has no units, but does have both a courtesy door to the garden and a door into the integral double garage, which features up/over doors.



To the first floor are a master bedroom with en-suite bathroom, currently featuring a walk-in shower only. A guest bedroom has an en-suite shower room and three further double rooms all share the main family bathroom.

Externally, there is off road parking for two vehicles in front of the integral garage with the remainder of the front garden laid to ornamental stone. The rear garden is mainly laid to sloped lawn, with decked seating area adjacent to the house. There are mature shrubs and trees to the boundaries, as well as a small covered trellis seating area to one end of the decking.

**Please note that, due to the lack of fitted kitchen units/sink and no central heating, this property is not currently mortgageable, and is sold as seen to cash purchasers only.**



#### 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.

#### AGENTS' NOTE

Please note that this property is sold as seen and once a sale has been agreed, will remain fully on the market until exchange of contracts.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band G (currently £3,442.70 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](mailto: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, following this round for approximately one mile, where Glen Brook Road can be found on the left hand side. The property can be found on a tributary of this cul-de-sac, on the left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

Ref: WE37767.290425

**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.

GROUND FLOOR  
1142 sq.ft. (106.1 sq.m.) approx.

1ST FLOOR  
1054 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 2197 sq.ft. (204.1 sq.m.) approx.  
Made with Metropix ©2025

All measurements quoted are approximate:

**FULL DEPTH LOUNGE/DINER** 30' 10" x 11' 7" max (10' 11" min) (9.4m x 3.53m)

**STUDY** 7' 10" x 7' 3" (2.39m x 2.21m)

**KITCHEN** 22' 6" x 11' 1" max (8' 8" min) (6.86m x 3.38m)

**UTILITY ROOM** 11' 1" x 5' 11" (3.38m x 1.8m)

**CLOAKROOM/WC** 6' 4" x 2' 9" (1.93m x 0.84m)

**MASTER BEDROOM** 15' 10" x 11' 9" (4.83m x 3.58m)

**L-SHAPED EN-SUITE** 14' 9" max (10' 5" min) x 11' 3" max (7' 1" min) (4.5m x 3.43m)

**GUEST BEDROOM** 16' 0" x 12' 1" max (9' 9" min) (4.88m x 3.68m)

**EN-SUITE** 8' 1" x 5' 5" (2.46m x 1.65m)

**BEDROOM THREE** 11' 10" x 11' 9" (3.61m x 3.58m)

**BEDROOM FOUR** 12' 1" x 7' 9" (3.68m x 2.36m)

**BEDROOM FIVE** 13' 9" x 7' 11" with sloped ceilings (4.19m x 2.41m)

**FAMILY BATHROOM** 8' 0" x 7' 0" (2.44m x 2.13m)

**INTEGRAL DOUBLE GARAGE** 17' 11" x 15' 11" (5.46m x 4.85m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	25 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](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.