



Helping *you* move



## 5 Grasmere Close, Priorslee

This well presented three bedroomed detached bungalow sits at the head of this popular cul-de-sac, just minutes from the Priorslee Lake. Conveniently located for neighbourhood amenities and well respected local education facilities.

Offers in the Region of

**£300,000**



# 5 Grasmere Close, Priorslee, Telford, Shropshire, TF2 9RP

## Overview

- Detached Bungalow
- Driveway and Garage Parking
- Fitted Kitchen
- Lounge, Separate Dining Room
- Conservatory
- Master Bedroom with En-suite
- Two Further Double Bedrooms
- Family Bathroom
- Established Gardens to Front and Rear
- Gas CH, uPVC Double Glazing
- Freehold, EPC D, Council Tax D



## Location

Situated in a sought after cul-de-sac, just off Wordsworth Way, a few minutes' walk from the lake at the front and convenient for the Doctors, Dentist, local Shop, public house/restaurant 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 detached bungalow has well presented accommodation throughout. The front door opens into the hallway with useful storage cloaks cupboard off. To the left is the front aspect lounge with feature corner fireplace, currently housing a gas coal effect fire, with wooden laminate flooring which flows through an archway into the dining room. This room has sliding patio doors into the conservatory – a lovely space to enjoy the garden throughout the year with French style patio doors. Directly ahead of the front door is the kitchen, which is fitted with a range of drawers, base and wall mounted units, integrated mid-level oven, gas hob with extractor over and space and plumbing for a washing machine. There is a large stainless steel sink with dual drainers, set into contrasting worktops with complementary splashback tiling. The room is finished with ceramic tiled flooring and has a rear aspect window and half glazed door opening to the garden. The hallway takes a right hand turn, off which is the family bathroom to the left, having a 'champagne'



coloured three piece suite and airing cupboard with hot water tank. To the right is bedroom three, having double width built-in wardrobes with mirrored sliding doors. Beyond bedroom three is bedroom two, to the right – having a front aspect window and currently being used as a study. The master bedroom sits to the right hand side to the rear of the property, being of a generous size with built-in wardrobes, having mirrored sliding doors and an en-suite with shower cubicle, WC and wash basin. The property benefits from gas central heating (the boiler having been installed in 2019) and uPVC double glazing.

Externally, the property is approached over a tarmacadam driveway (with a right of way over the adjoining neighbouring drive), leading to the attached single garage with lawned area and established shrub borders. A timber gate to the side opens into the fully enclosed rear garden with patio raised lawned area, and useful timber shed.



#### 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

We understand that number five has the right of vehicular access over the driveway leading to number six. To be confirmed by solicitors.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band D (currently £1,970.64 for 2024/25)

#### 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 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. Take the second turning on the left into Derwent Drive and follow this to its end, turning left into Wordsworth Way. As the road ascends the hill, Grasmere Close can be found on the left hand side, with number five situated at the head of the cul-de-sac.

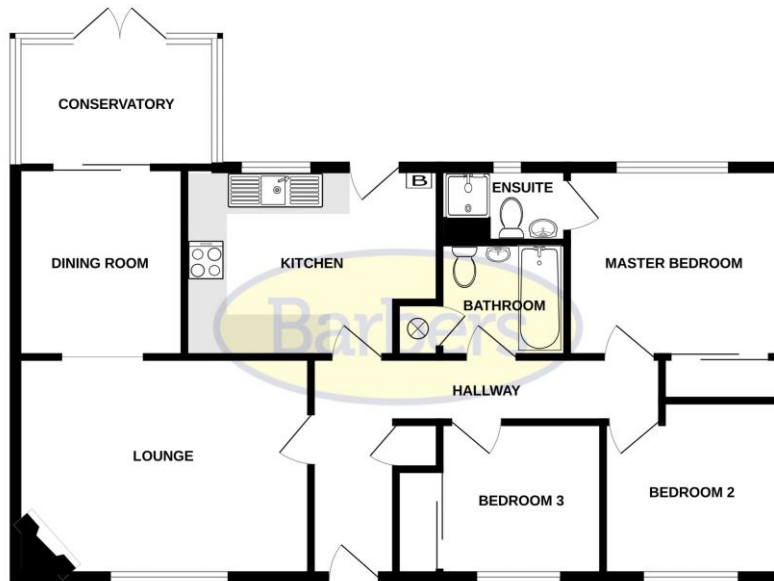
#### METHOD OF SALE

For Sale by Private Treaty.

WE32262.131124



GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.  
Made with Metropix ©2024



All measurements quoted are approximate:

- LOUNGE** 15' 1" x 11' 3" (4.6m x 3.43m)
- DINING ROOM** 9' 7" x 8' 7" (2.92m x 2.62m)
- CONSERVATORY** 10' 11" x 6' 7" (3.33m x 2.01m)
- KITCHEN** 13' 0" max x 9' 9" max (3.96m x 2.97m)
- MASTER BEDROOM** 10' 11" x 9' 10" (plus built-in wardrobes) (3.33m x 3m)
- EN-SUITE** 6' 6" max x 3' 10" max (1.98m x 1.17m)
- BEDROOM TWO** 9' 0" max x 9' 0" (2.74m x 2.74m)
- BEDROOM THREE** 8' 7" x 8' 5" (plus built-in wardrobes) (2.62m x 2.57m)
- BATHROOM** 6' 6" x 5' 10" (1.98m x 1.78m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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.