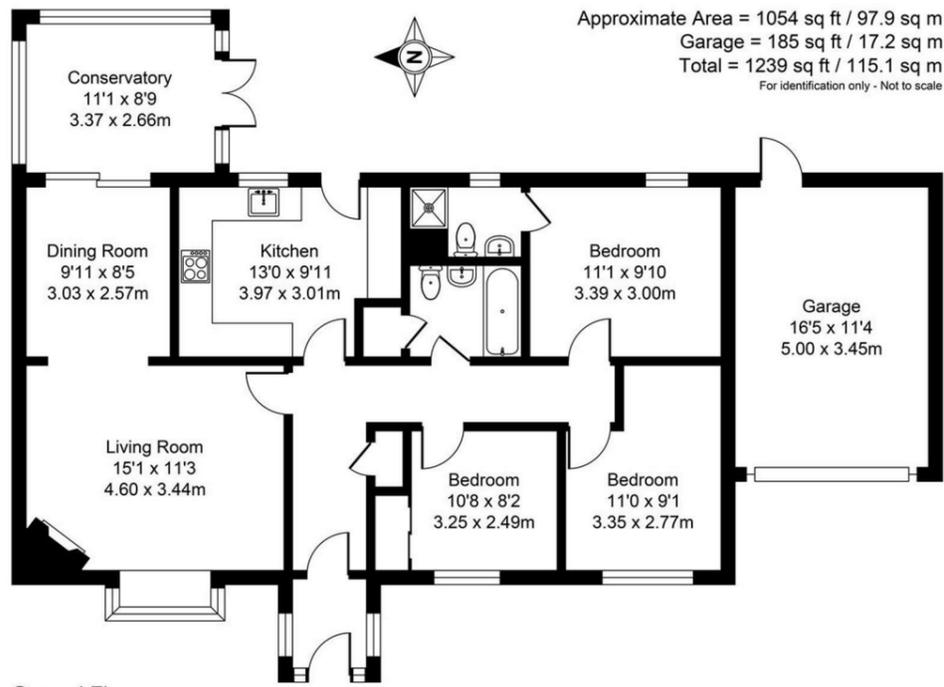


FOR SALE

Halls 1845

17 Wordsworth Way, Priorslee, Telford, TF2 9RW



Ground Floor

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



FOR SALE

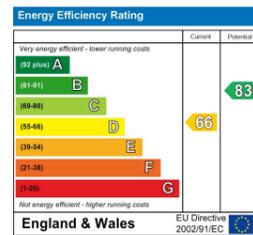
Offers in the region of £325,000

17 Wordsworth Way, Priorslee, Telford, TF2 9RW

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A three-bedroom detached bungalow in a prime Priorslee location, situated on Wordsworth Way and offered as a vacant property with no onward chain. The accommodation includes a lounge, kitchen, separate dining room and a conservatory overlooking the rear garden. Bedroom one features its own en-suite, with two further bedrooms providing flexible use. Externally, the property benefits from a driveway, garage, and garden space, and is just a short walk from Priorslee Lake—an excellent opportunity for buyers looking to put their own stamp on a home in a highly sought-after area.

Halls 1845

01952 971800

Telford Sales

32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached Bungalow
- Desirable Location
- Short Walk to Priorslee Lake
- Close to Amenities
- ****NO ONWARD CHAIN****
- Garage & Driveway

Outside, the bungalow features a driveway and an attached garage, providing convenient parking and storage options. The rear garden offers a private outdoor area with scope for landscaping or enhancement.

The property is ideally positioned just a short walk from Priorslee Lake, a popular local beauty spot featuring scenic walking routes and wildlife. Priorslee itself is well-regarded for its excellent transport links, proximity to schools, and easy access to local amenities, making this an appealing location for a range of buyers.

Overall, this bungalow presents a rare chance to secure a property in one of Telford's most desirable residential areas, with the added benefit of vacant possession and no chain, allowing for a straightforward purchase.

LOCATION

Situated in the sought after residential locality of Priorslee which is served by a Doctors, Dentist, local Shop, public house/restaurant and both 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. Access to the A5 and Junction 4 off the M54 provide excellent commuting facilities towards Shrewsbury and Wales in the west and towards the West Midlands Conurbation in the east.

GROUND FLOOR

ROOMS

PORCH

LIVING ROOM

15'1 x 11'3

DINING ROOM

9'11 x 8'5

KITCHEN

13'0 x 9'11

CONSERVATORY

11'1 x 8'9

BEDROOM ONE

11'1 x 9'10

ENSUITE

BEDROOM TWO

11'0 x 9'1

BEDROOM THREE

10'8 x 8'2

BATHROOM

EXTERNAL

GARAGE

16'5 x 11'4

GARDEN

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: D

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.