



Helping *you* move



9 Lambeth Drive, Priorslee

An attractive, modern and stylishly presented Detached House with Four Bedrooms, Two Reception Rooms and Garage with driveway parking for two vehicles. Located in the sought after area of Priorslee, convenient for a variety of local amenities and education facilities.

Offers in the Region of

£410,000

9 Lambeth Drive, Priorslee, Telford, TF2 9FF.

Overview

- Attractive, modern Detached House
- Lounge, Dining Room
- Kitchen / Breakfast Room
- Cloakroom / WC
- Main Bedroom with En-suite
- Three further Bedrooms
- Bathroom
- Garage and Driveway for 2 vehicles
- Generous lawned Gardens
- Gas CH, Double Glazing
- EPC B, Council Tax E



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. A public footpath neighbours the garden and provides links through to the lovely walks and pools within the area. 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.

Brief Description

This attractive, modern Detached House has neutral, stylishly presented accommodation throughout ideal for the growing family. Entering through a canopy porch into the Entrance Hall with under stairs cupboard and cloakroom off with two piece suite. The Dining Room is located to the left with a dual aspect to the front and side. The Lounge, also with a dual aspect, to the front and French doors opening out onto the patio area. The attractive Kitchen / Breakfast Room enjoys a light and airy feel with French doors to the side and window overlooking the rear garden - there is an excellent range of base and wall mounted units with complementary working surfaces, integrated fridge / freezer, double oven, hob with extractor over and dishwasher, 1.5 bowl sink unit and provision for a washing machine.

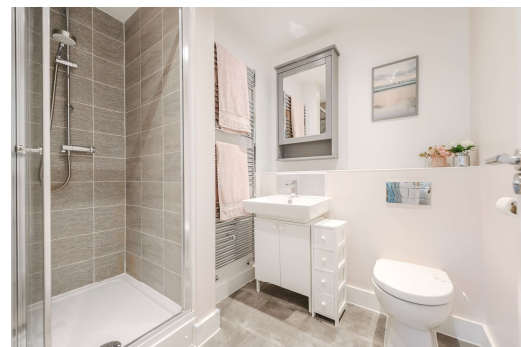


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01952 221 200



Stairs ascend to the first floor Landing where you will find four Bedrooms, airing cupboard and access to the partially boarded loft space with ladder. Bedroom One has a dual aspect to the rear and side with a door into the En-suite Shower Room. Bedroom Two also enjoys a dual aspect to the front and side. The Bathroom has a white three piece suite with shower over the bath.

Externally, the property is approached over a pathway with adjacent lawns and inset shrubs. A tandem driveway for two vehicles leads to the Garage with up-and-over door, power and light along with space within the rafters, ideal for additional storage. A gate provides access into the neatly maintained rear garden with patio area and generous lawned garden to the rear and continuing around to the left of the property (purchased as additional garden land and held on a separate Title to the property).



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. There is an Estate Management charge payable to Ground Solutions and is currently £140 per annum.

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 Junction 4 off the M54 take the exit onto Castle Farm Way, proceed along Castle Farm Way turning right onto Gatcombe Way and then at the small roundabout turn left into Highgate Drive - take the first right into Lambeth Drive and no.9 will be found a short way along on your left hand side.

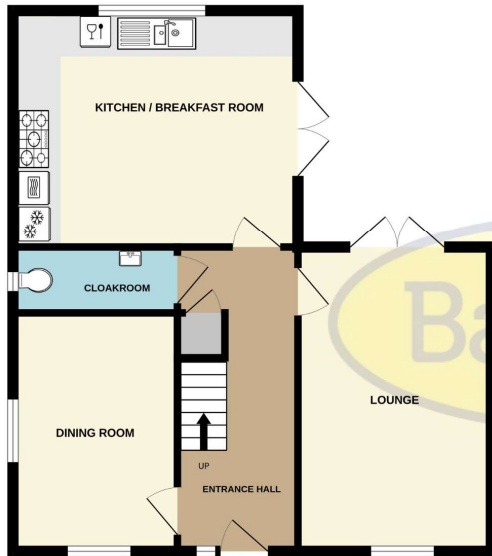
METHOD OF SALE

For Sale by Private Treaty.

WE36415.040924

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.

GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.2 sq.m.) approx.
Made with Metropix ©2024

All measurements quoted are approximate:

LOUNGE 16' 0" x 10' 1" (4.88m x 3.07m)

DINING ROOM 12' 7" x 8' 8" (3.84m x 2.64m)

CLOAKROOM 8' 2" x 3' 7" (2.49m x 1.09m)

KITCHEN / BREAKFAST ROOM 14' 5" x 12' 5" (4.39m x 3.78m)

BEDROOM ONE 14' 6" x 9' 1" (4.42m x 2.77m) min. plus door recess in addition

EN-SUITE 6' 3" x 7' 9" (1.91m x 2.36m) max.

BEDROOM TWO 12' 8" x 8' 9" (3.86m x 2.67m)

BEDROOM THREE 9' 9" x 8' 5" (2.97m x 2.57m)

BEDROOM FOUR 9' 9" x 7' 8" (2.97m x 2.34m)

BATHROOM 6' 11" x 6' 7" (2.11m x 2.01m)

GARAGE 20' 0" x 10' 4" (6.1m x 3.15m) max.

Score	Energy rating	Current	Potential
92+	A		93 A
81-81	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.