



Helping *you* move



1 Sampson Holloway Mews, Priorslee

Available with no upward chain - a beautiful, well presented Detached Family Home, ideal for the growing family and conveniently located in this sought after residential area, served by a range of local amenities and education facilities.

Offers in excess of
£339,995

1 Sampson Holloway Mews, Priorslee, Telford, TF2 9XF.

Overview

- Modern Detached House
- Beautifully presented throughout
- Lounge
- Kitchen / Diner
- Utility and Cloakroom
- Main Bedroom with En-suite
- Three further Bedrooms
- Bathroom, Gas CH, DG
- Garage and driveway parking
- Gardens to front and rear
- EPC B, Council Tax E



Location

Situated amongst similar style properties on this modern residential estate adjacent to green space (with a pathway currently being laid) in the sought after residential locality of Priorslee which is served by a Doctors, Dentist, local Shop, 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.

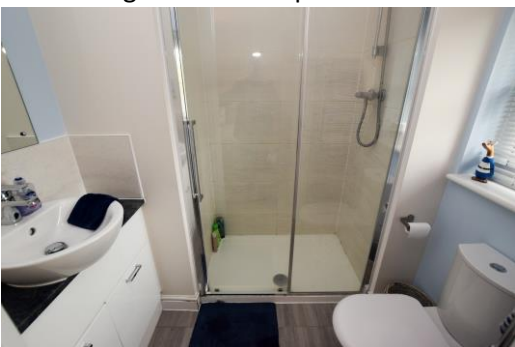
Brief Description

A modern, beautifully presented, Detached House ideal for family occupation. An enclosed Entrance Porch provides access into the small reception Hall with stairs to the first floor and door off to the left into the Lounge - a lovely, light and airy room with feature Inglenook ideal for an electric fire; a door opens into the attractive Kitchen / Dining Room. The Kitchen area has a fantastic range of drawers, base and wall mounted cupboards, pull-out larder style cupboard, integrated dishwasher, fridge / freezer, eye level double oven, gas hob with extractor over and window and French doors overlooking the rear garden. There is a useful walk-in under stairs storage cupboard.



The Utility Room has a range of matching units with provision for two appliances, door to the garden and further door into the guest Cloakroom. Stairs ascend to the first floor Landing - Bedroom One overlooks the front and has a door into the En-suite Shower Room. There are three further Bedrooms and a principal Bathroom having a three piece suite. The picture is completed with gas CH and double glazing.

Externally, a tarmacadam driveway provides off road parking and leads to the integral Garage with up and overdoor; side access with EV car charging point and gate into the rear garden. The front garden is laid to lawn, as is the rear garden where you will also find a paved patio area and brick retaining wall with steps.



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 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

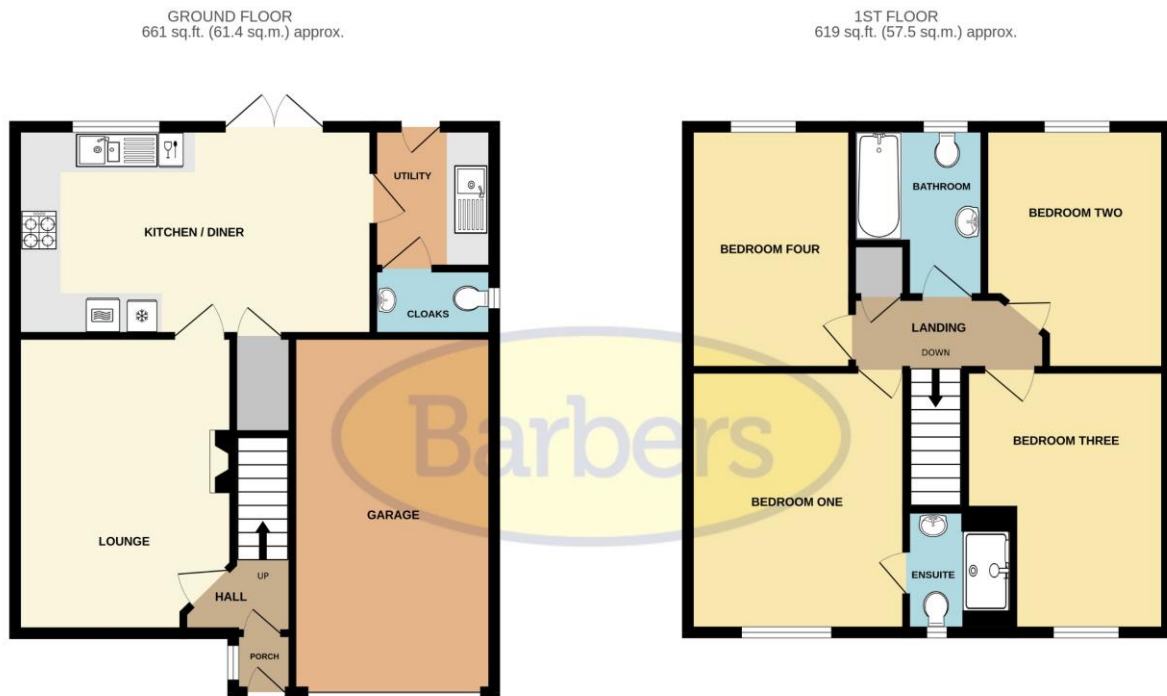
From Junction 4 off the M54 take the exit onto Castle Farm Way, proceed along through the traffic lights and take the second turn on the left into Ernest Dawes Drive. Turn right into Herbert Owen Drive and then right again into Sampson Holloway Mews - drive down the road and the property is the first one along on your left hand side neighbouring green space.

METHOD OF SALE

For Sale by Private Treaty.

WE39070.161025

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 FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.
Made with Metropix ©2025

All measurements quoted are approximate:

LOUNGE 15' 1" x 11' 1" (4.6m x 3.38m) max.

KITCHEN / DINER 18' 2" x 10' 7" (5.54m x 3.23m)

UTILITY 7' 2" x 6' 2" (2.18m x 1.88m)

CLOAKROOM 6' 2" x 3' 2" (1.88m x 0.97m)

BEDROOM ONE 13' 6" x 11' 1" (4.11m x 3.38m)

EN-SUITE 5' 5" x 6' 3" (1.65m x 1.91m) max.

BEDROOM TWO 13' 6" x 9' 3" (4.11m x 2.82m) max.

BEDROOM THREE 12' 4" x 10' 1" (3.76m x 3.07m) max.

BEDROOM FOUR 12' 4" x 8' 4" (3.76m x 2.54m)

BATHROOM 6' 3" x 5' 9" (1.91m x 1.75m)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 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.