



GEORGE WYNN WAY

PRIOSLEE | TF2 9YB



FOR SALE
Offers in the Region Of
£455,000
Freehold



- Superbly Spacious Four Bedroom Detached Family Home
- Sought After Location with Great Local Amenities & Road Links
- Sitting Room & Lounge
- Kitchen/Dining Room
- Utility & Ground Floor wc & Entrance Hallway
- Main Bedroom with En-Suite Shower & Fitted Wardrobes
- Three Further Good Sized Bedrooms & Family Bathroom
- Driveway Parking & Enclosed Rear Garden
- Viewing Essential
- Council Tax Band - E



Mannleys Sales & Lettings

23A Market Street, Wellington,
Telford, TF1 1DT

01952 245 064

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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 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.



Exceptionally spacious and extensively upgraded, this four-bedroom detached family residence is situated in a highly sought-after location boasting excellent local amenities and convenient access to major road networks.

Thoughtfully designed to provide versatile family living, the ground floor comprises a comfortable sitting room, a welcoming lounge, a modern dining kitchen, a utility room, a convenient ground floor WC, and an entrance hallway.

The first floor unveils a generously proportioned primary bedroom featuring a fitted wardrobe and an ensuite shower, complemented by three additional bedrooms—two equipped with fitted wardrobes—and a well-appointed family bathroom.

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The property further enhances its appeal with driveway parking, an enclosed rear garden, efficient gas central heating, and double glazing throughout.

An internal viewing is highly recommended to fully grasp the impressive space and comfort offered by this delightful family home.



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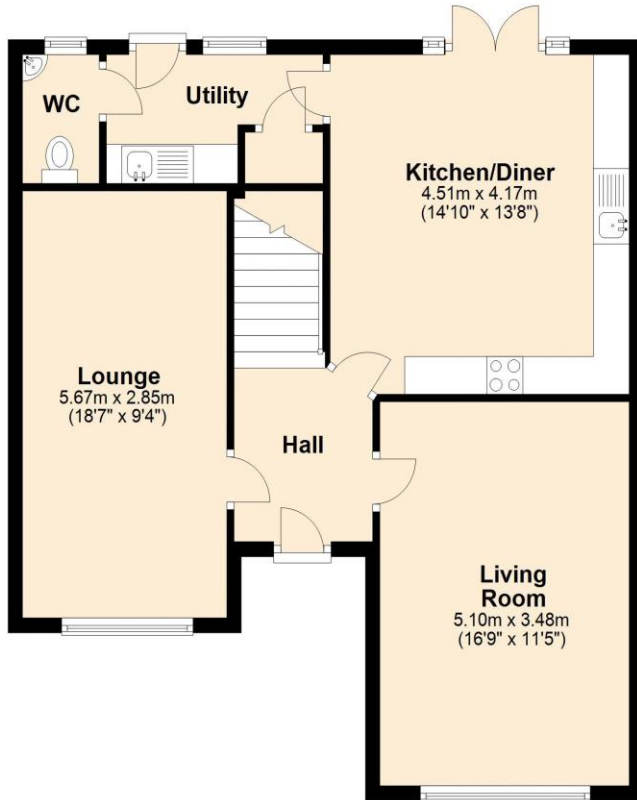
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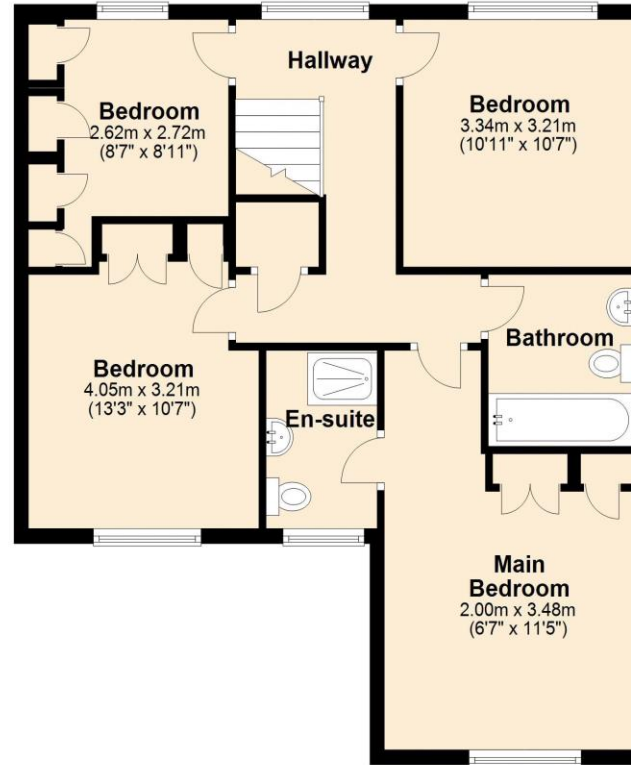
Ground Floor

Approx. 68.9 sq. metres (741.4 sq. feet)



First Floor

Approx. 67.3 sq. metres (724.7 sq. feet)



Total area: approx. 136.2 sq. metres (1466.1 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.
Plan produced using PlanUp.

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| 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 | | |

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