

WORDSWORTH WAY

PRIORSLEE | TF2 9RW



FOR SALE
Offers in the Region Of
£355,000
Freehold



- Indulge in the allure of this charming three bedroom Mews-style property
- Nestled with views towards Priorslee Flash
- The heart of the home, the modern and stylish fitted kitchen
- Cosy lounge
- Living room views towards the pool
- Modern and stylish family shower room
- Private and enclosed rear garden perfect for relaxing and entertaining
- Garage and driveway providing ample car parking
- Short distance to amenities and M54 motorway
- Viewing essential to fully appreciate the special merits on offer
- Council Tax Band - D



Mannleys Sales & Lettings

23A Market Street, Wellington,
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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.



This residence exudes sophistication with meticulous attention to detail, creating a beautiful and immaculate living space that effortlessly captures attention, indulge in the allure of this charming three-bedroom Mews-style property, nestled with views towards Priorslee Flash.

The heart of the home, the modern and stylish fitted kitchen, is a culinary haven that promises both functionality and a touch of luxury with a dining area and a lounge beckons, offering a cosy retreat for relaxation.

To the first floor offers living room, a haven of relaxation where you can enjoy the seamless flow between the indoor and outdoor spaces. It's a perfect retreat to enjoy the views of the Flash.



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Three generously sized bedrooms await, two doubles and a single bedroom currently used as a study.

Modern and stylish family shower room, providing a luxurious space for self-care and relaxation.

Private and enclosed rear garden perfect for relaxing and entertaining. Garage and driveway providing ample car parking.

Short distance to amenities, shops and local Schools.

Excellent access to M54 motorway.

Viewing essential to fully appreciate the special merits on offer.

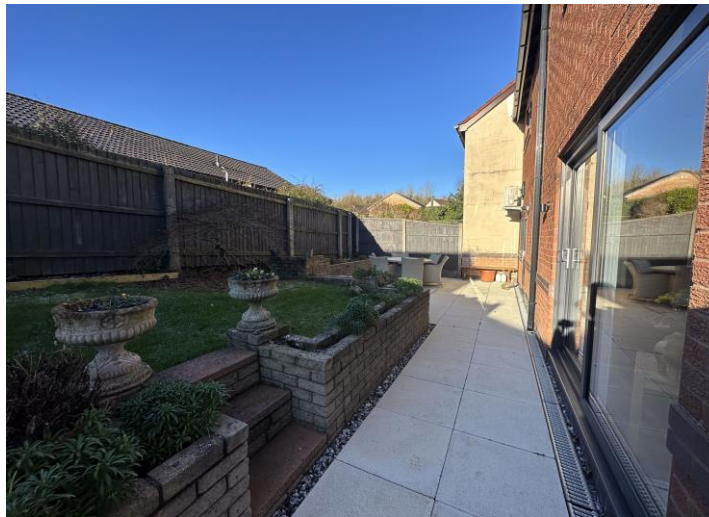
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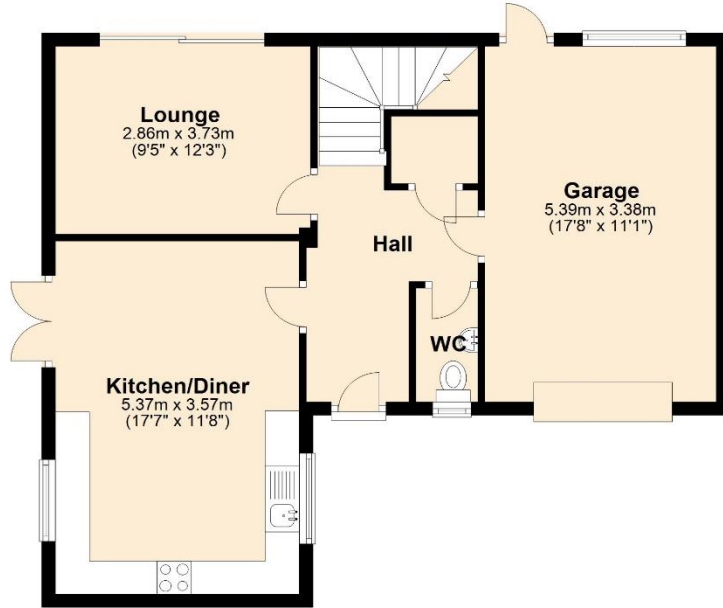
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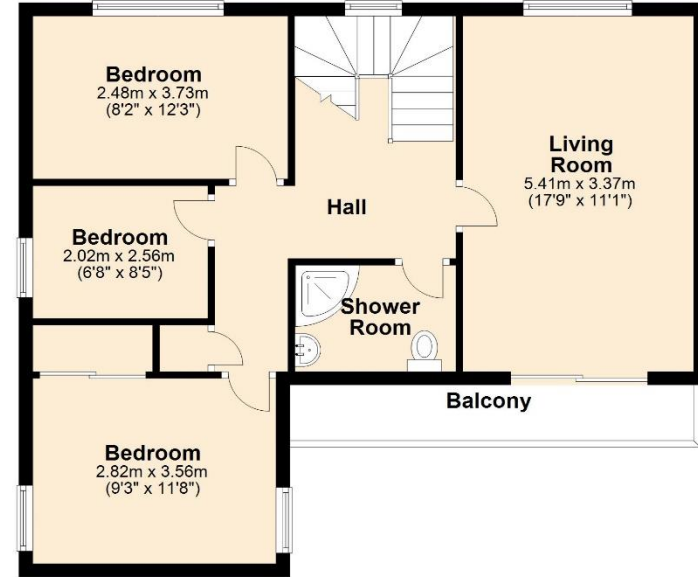
Ground Floor

Approx. 62.4 sq. metres (671.4 sq. feet)



First Floor

Approx. 62.9 sq. metres (677.2 sq. feet)



Total area: approx. 125.3 sq. metres (1348.6 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		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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