

FOR SALE

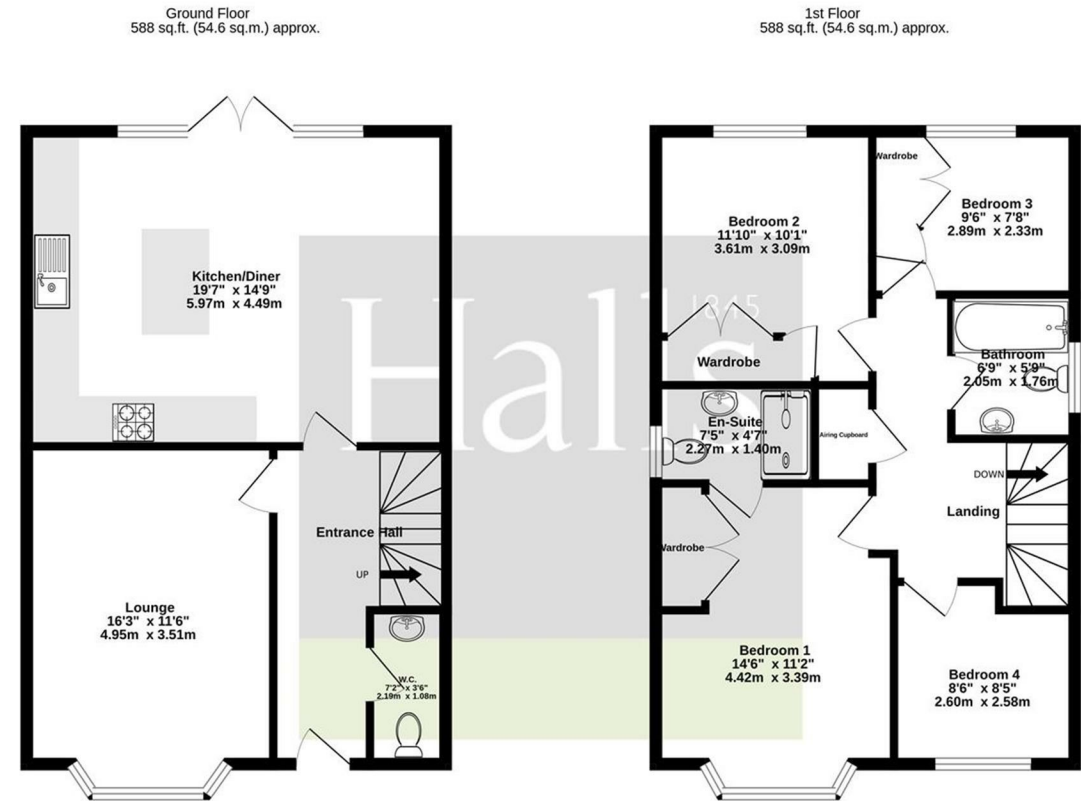
9 Sampson Holloway Mews, Priorslee, Telford, TF2 9XF



FOR SALE

Offers in the region of £359,950

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TOTAL FLOOR AREA: 1176 sq.ft. (109.2 sq.m.) approx.

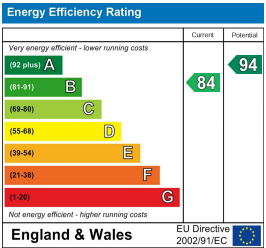
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 beautifully presented four-bedroom detached home located in the sought-after area of Priorslee. This spacious property offers modern family living with a stylish kitchen/diner, separate lounge, and a convenient downstairs WC. Upstairs features four well-proportioned bedrooms, including a master with en-suite, along with a contemporary family bathroom. Additional benefits include a garage, driveway parking, and a private rear garden.




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1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Garage and Driveway
- EPC Rated - B
- Desirable Area
- Great Transport Links
- Well Presented Throughout
- Total ft² - 1206

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.

DIRECTIONS

From our office on Market Street in Wellington, turn left onto Bridge Road. In 140 yards, turn right onto Haygate Road. Stay on this road for 0.8 miles before turning right onto Holyhead Road. In 0.4 miles turn left onto the M54. Stay on the M54 for 3.9 miles before taking the first exit onto Castle Farm Way. In 0.6 miles turn left onto Ernest Dawes Avenue. In 60 yards turn right onto Herbert Owen Drive. In 90 yards turn right onto Sampson Holloway Mews where you will find the property on your left in approximately 110 yards.

ROOMS

GROUND FLOOR

LOUNGE

The spacious lounge benefits from a bay window and is located at the front of the property.

KITCHEN/DINING ROOM

The kitchen/diner is equipped with ample storage and worktop space as well as French doors leading out to the garden.

W.C.

A white two-piece suite comprising of hand-wash basin and W.C.

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom with fitted wardrobes, fitted storage and views to the front elevation.

EN-SUITE

A white three-piece suite comprising of shower, hand-wash basin and W.C.

BEDROOM TWO

A double bedroom with views to the rear aspect and fitted wardrobe space.

BEDROOM THREE

A double bedroom with views to the rear aspect and fitted wardrobe space.

BEDROOM FOUR

A good sized single to the front of the property.

BATHROOM

A white three-piece suite comprising of bath with shower fitting, hand-wash basin and W.C.

EXTERNAL

GARAGE

single garage which has access from the garden as well as up-and-over doors to the front.

GARDEN

Offering both grassed and patio area the garden is perfect for entertaining or relaxing.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: C

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.

DESCRIPTION

Located in the highly desirable and well-established area of Priorslee, this spacious four-bedroom detached home is ideal for families and professionals alike. The property is situated within easy reach of excellent local schools, convenient transport links, and a wide range of local amenities.

The ground floor features a welcoming entrance hallway leading to a generously sized lounge, a stylish and contemporary kitchen/diner perfect for entertaining, and a useful downstairs WC. The garage offers additional storage or parking options, with driveway space.

Upstairs, there are four well-proportioned bedrooms, including a spacious master bedroom with en-suite shower room, and a modern family bathroom. The property is well-maintained throughout, offering a move-in-ready home with neutral décor and a bright, airy feel.

Outside, the home benefits from a private rear garden, ideal for relaxing or outdoor dining during the warmer months.

With its prime location, generous living space, and family-friendly layout, this property is fantastic opportunity for those looking to settle in one of Telford’s most sought-after areas.

Early viewing is recommended.