



**3 ARCHWAY DRIVE, PRIORSLEE**  
**TELFORD, TF2 9WH**

**OFFERS IN THE REGION OF £285,000**  
**FREEHOLD**

Discover luxury living in this exquisite 3 bedroom detached home, constructed in 2019 with upgraded features designed to add a touch of class to the family home. A spacious hallway leads to the living room and a modern open-plan kitchen boasting Quartz work surfaces, Amtico flooring, an engraved range master sink and integrated kitchen appliances. French doors provide access to the generously sized rear garden. The ground floor also features a convenient downstairs toilet with upgraded half wall tiling and heated towel rail. There are three bedrooms and a bathroom and shower room, with the master bedroom having en-suite facilities featuring upgraded tiling. Situated in a desirable location, this home offers the perfect blend of elegance and functionality.



# 3 ARCHWAY DRIVE

- EN-SUITE TO MASTER BEDROOM • DINING KITCHEN • GARAGE • THREE BEDROOMS • GROUND FLOOR W.C. • EXCELLENT COMMUTER LINKS



## ENTRANCE HALL

## GUEST CLOAKROOM

## LIVING ROOM

## DINING KITCHEN

## MASTER BEDROOM

## EN-SUITE

## BEDROOM TWO

## BEDROOM THREE

## FAMILY BATHROOM

## REAR GARDEN

## GARAGE

## TENURE

The property is freehold

## COUNCIL TAX

Telford & Wrekin Council - Tax Band D

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## INTRODUCTION

Discover luxury living in this exquisite 3 bedroom detached home, constructed in 2019 with upgraded features designed to add a touch of class to the family home.

Step into the spacious hallway leading to the living room and a modern open-plan kitchen boasting Quartz

work surfaces, Amtico flooring, an engraved range master sink and integrated kitchen appliances. French doors provide access to the generously sized rear garden. The ground floor also features a convenient downstairs toilet with upgraded half wall tiling and heated towel rail.

Upstairs, you'll find three bedrooms and two bathrooms. The master bedroom impresses with an ensuite bathroom featuring upgraded floor tiles and floor-to-ceiling tiling in the shower.

The main bathroom also boasts luxury tiled flooring as well as half wall tiling, plus a heated towel rail. Both the second and third bedrooms offer custom-made floor-to-ceiling wardrobes.

Outside, a detached garage and off-road parking provide convenience and security for your vehicles. Situated in a desirable location, this home offers the perfect blend of elegance and functionality.

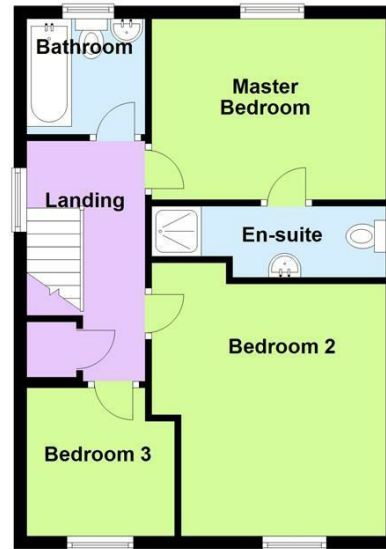
### 3 ARCHWAY DRIVE



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements