

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
8 Highgrove Meadows, Priorslee, Telford, Shropshire, TF2 9RJ



**Offers in  
Excess of  
£525,000**

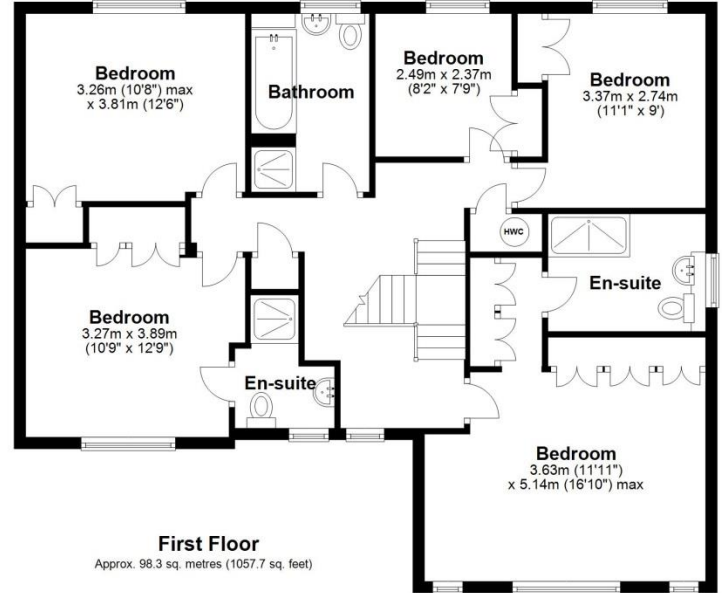
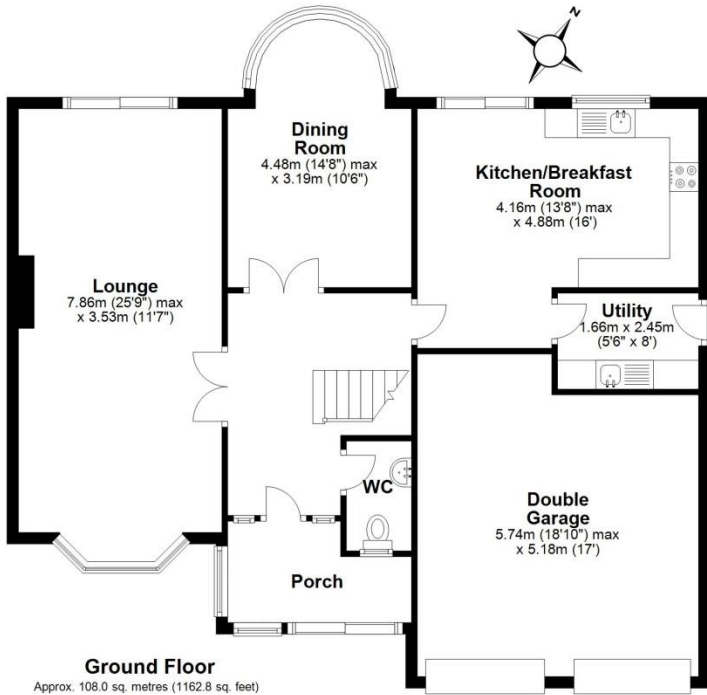
Excellent location, spacious Five Bedroom Detached Property with double garage, driveway and garden. Providing 206.3 sq meters ( 2220.5 sq feet ) of excellent accommodation. Situated within the prestigious and much sought after residential area of Priorslee, with excellent access to the M54 link. Also within a short distance of the Telford Town Centre, Train Station, local schools, shops and amenities.

Ground floor: Porch, Through hallway, ground floor wc, expansive lounge with bay window and sliding patio doors, separate dining room, kitchen/breakfast room with sliding patio doors opening onto the rear garden area and a separate utility. First floor: Main bedroom with built in triple wardrobe, dressing area and en-suite shower room. Guest bedroom with built in wardrobe and en-suite shower room, three further bedrooms all with built in wardrobes, family bathroom with separate bath and shower. Outside Area: Double garage, block paved driveway with ample parking, side access gate leading to enclosed garden with patio and lawn area. No Upward Chain.

**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)

**Lettings**  
**01952 505505**



Total area: approx. 206.3 sq. metres (2220.5 sq. feet)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band F</b>
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<b>Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.</b>
<b>Viewing Arrangements</b>	<b>by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.</b>

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 04 September 2024

