

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

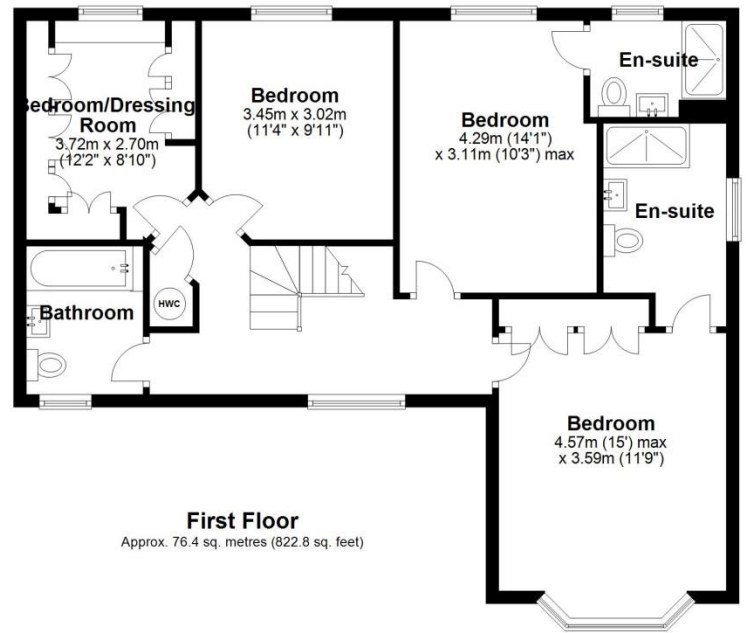
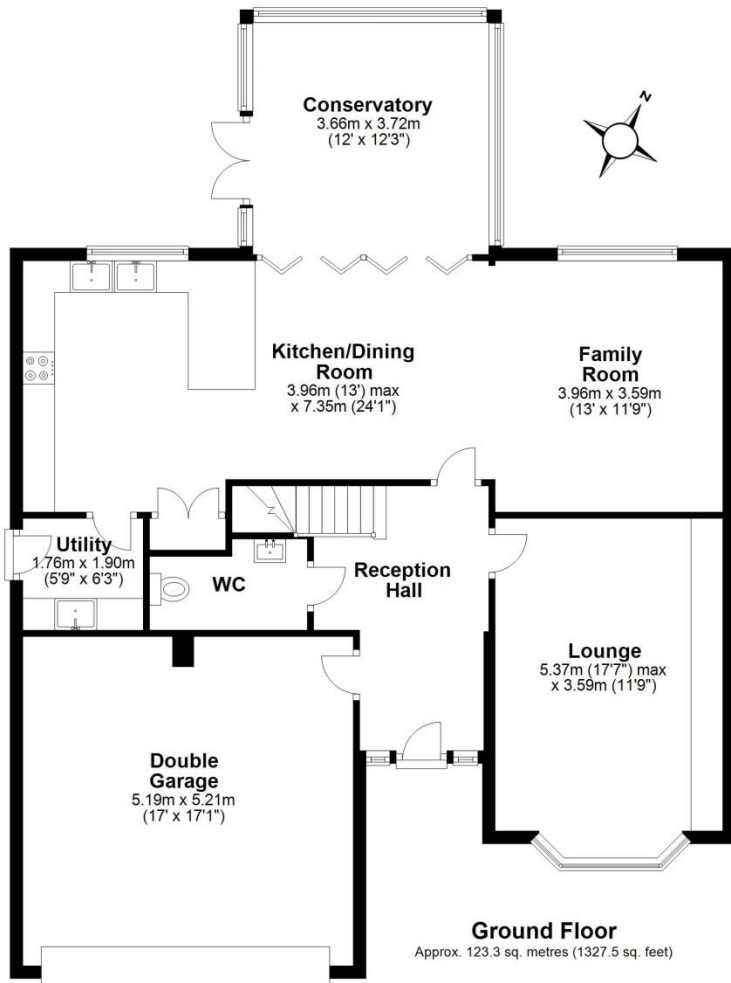
58 Ernest Dawes Avenue, Priorslee, Telford, Shropshire, TF2 9TB



Offers in the
Region Of
£675,000

Excellent spacious, superior executive Four Bedroom Detached Property, offering a blend of traditional looking, yet highly ultra modern living Providing 199.8 sq. meters (2,150.3 sq. feet) of wonderfully modern and flexible accommodation. The property has been significantly upgraded by the present owner. The Henley design home is built by Redrow, on the prestigious Abbey Fields development, a spacious executive home, located within the much sought after area of Priorslee, with excellent access to the M54 Junction 4 link. Also, within a short distance of Telford Town Centre, Train Station, local schools, shops and amenities.

Ground floor: Herringbone LVT Flooring throughout. Hall, internal garage door access, ground floor cloak, lounge with feature media wall with controlled dimmer lighting and electric fireplace and panelling, open plan kitchen / dining room / family room spanning the entire width of the property. Family room with feature panelled wall, stylish integrated Shaker kitchen highly upgraded, including Calacutta Gold Quartz work surfaces, double sink, down lights, breakfast bar, Siemens induction hob and extractor fan, Siemens built in double oven, AEG fridge/freezer, dishwasher and a separate utility. Spacious conservatory with bi-folding doors affording a wealth of natural light, allowing the whole area to be opened to create an expansive area ideal for entertaining. First floor: Main bedroom with double wardrobe storage and en-suite walk-in shower room with floor to ceiling tiling, guest bedroom with en-suite shower room, two further good sized bedrooms. Bedroom four is currently used as a dressing room with built in wardrobes. Main family bathroom with bath, shower over the bath and glass shower screen. Heating can be controlled by WiFi Outside area: Driveway with ample parking, double garage, lawn area to the front, side gated access leading to the rear enclosed landscaped garden with artificial lawn, porcelain tile patio areas, walk way, wooden pergola, and electrics added for lighting. Along with outside tap and plug, all enclosed with panel fencing, laurel hedging. providing an ideal entertaining or sanctuary like environment. Wiring also added for EV charge point and outside cameras to the front and back of the property.



Total area: approx. 199.8 sq. metres (2150.3 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band F
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.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.
Viewing Arrangements	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.

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 07 September 2024

