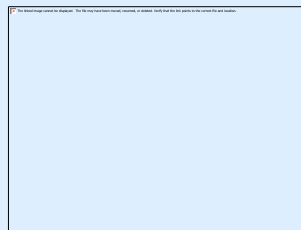
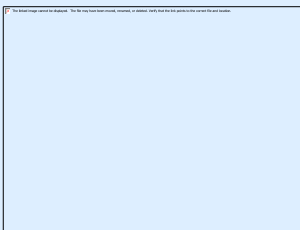
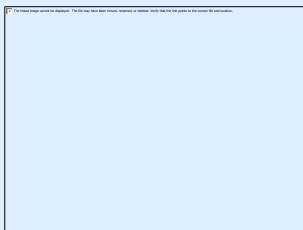


# HARWOOD

## THE ESTATE AGENT

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

46 Coniston Drive, Priorslee, Telford, Shropshire, TF2 9QP



**Offers in  
Excess of  
£420,000**

**Excellent located, spacious Four Bedroom Detached Property with block paviour driveway and enclosed garden.  
Providing 142.5 sq meters ( 1534.1 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, lounge with bay window, double doors opening into separate dining room,  
kitchen/breakfast room, separate utility and ground floor shower room. The double garage has been converted into an  
excellently sized family room. First floor: Main bedroom with built in wardrobes and en-suite shower room.**

**Guest bedroom with built in wardrobe, two further bedrooms and family bathroom.**

**Outside Area: Block paviour driveway with ample parking, lawn area to the front of the property, side access gate leading to  
enclosed well screened garden with lawn areas to the rear and side.**

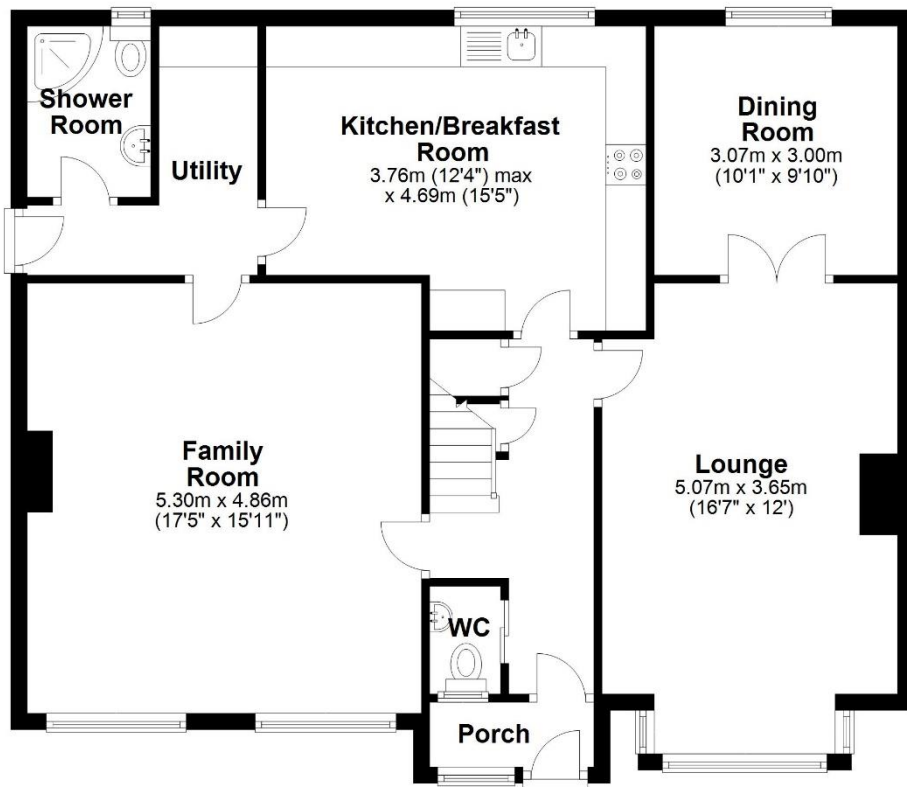
**Sales  
01952 641111**

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

**Lettings  
01952 505505**

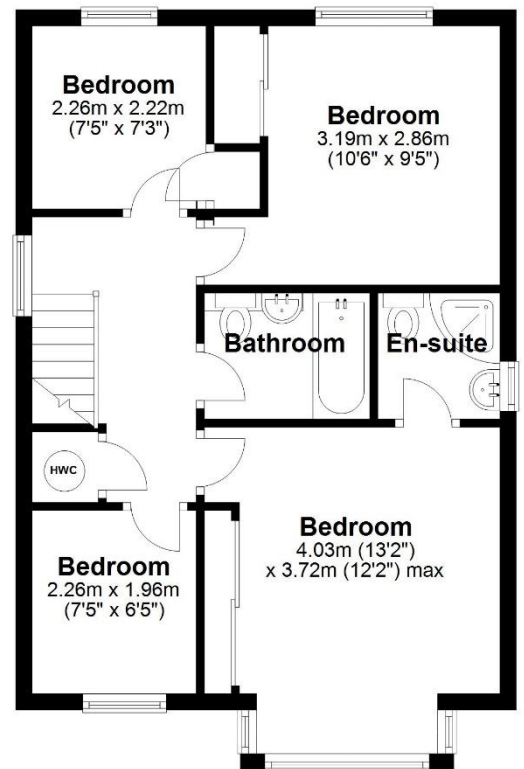
## Ground Floor

Approx. 93.0 sq. metres (1001.4 sq. feet)



## First Floor

Approx. 49.5 sq. metres (532.7 sq. feet)



Total area: approx. 142.5 sq. metres (1534.1 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band E
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.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>Viewing Arrangements</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.

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

18 January 2025

