

# HARWOOD

## THE ESTATE AGENT

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

Rose Cottage, Shifnal Road, Priorslee, Telford, Shropshire, TF2 9NN



**£300,000**

This wonderfully spacious Character Rich Three Bedroom Detached Country Style Property with a wealth of features and charm including: separate dining room, modern stylish kitchen, excellently spacious lounge with French doors opening onto the garden area, First floor: Main spacious bedroom, two further bedrooms and a family bathroom. Gas central heating and double glazing. Outside area with driveway, side gated access leading to the rear enclosed private garden with patio, raised decking area and lawn. All Providing 89.9 sq mtrs ( 967.9 sq ft ) of character living space. The property is located on the perimeter of the much sought after residential area of Priorslee with local doctors, dentist, pharmacy and shops nearby. Holy Trinity Academy, Priorslee primary and Redhill Primary school are all within easy reach. A short drive to the Telford Train Station, main road network including easy access to the M54 and the Town Centre with a wealth of Shops, amenities and facilities. Early Viewing is Highly Recommended. No Upward Chain

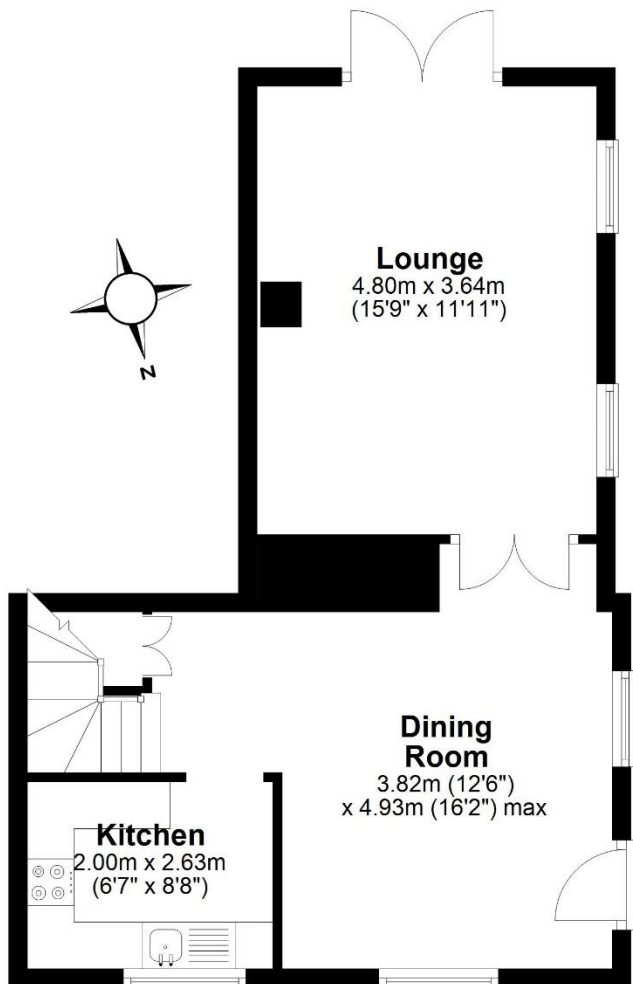
**Sales**  
**01952 641111**

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

**Lettings**  
**01952 505505**

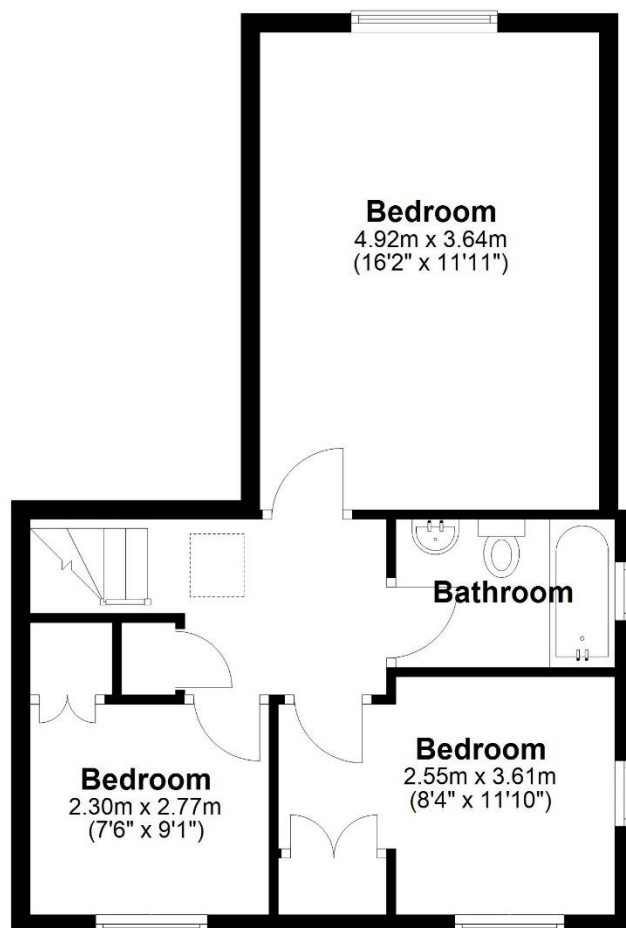
## Ground Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



## First Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



Total area: approx. 89.9 sq. metres (967.9 sq. feet)

<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band C
<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

10 June 2025

