



**Estate Agents
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20 Bryony Way, Priorslee, Telford, TF2 9QU
Offers In The Region Of £450,000

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Priorslee is a well established and much favoured residential area of Telford and is located about 1.5 miles from Telford Town Centre, with its covered shopping complex, Southwater Leisure development and retail parks. Local amenities are available within Priorslee including a dentist, pharmacy and convenience store. A primary and secondary school are also nearby, as is Priorslee Lake. There are good road links to the M54 and A442, providing access to Shrewsbury, Wolverhampton and the West Midlands. Telford Central train station is approximately 1 mile way.

20 Bryony Way is a superbly well presented and significantly improved/modernised detached four bedroomed property family house, pleasantly positioned at the head of a popular cul-de-sac. The property has been maintained to a particularly high standard and the house offers well proportioned gas centrally heated and double glazed accommodation as follows:-

Enclosed porch with uPVC lead detailed double glazed elevations and entrance door. Quarry tiled floor and light fitting. Inner timber framed entrance door with leaded detailed side screen.

Generous Size Entrance/Through Hall

laminated flooring and panelled radiator. Recess lighting. Off is a useful understairs cupboard with light fitting.

Cloakroom/W.C.

half height tiled walls and a modern suite in white comprising low level flush W.C. with concealed cistern. Inset wash hand basin with vanity cupboard below. Heated chrome towel rail. Tiled floor.

Lounge

14'10" x 13'7" (4.54 x 4.15)

a lovely well proportioned reception room with box bay window to the front having lead detailed double glazed window. Radiator. Living flame coal effect gas fire with marble effect surround and hearth. Multipaned double doors to

Dining Room

9'9" x 12'2" (2.99 x 3.72)

panelled radiator. Double glazed patio door to rear garden.

Lovely Kitchen/Breakfast Room

9'9" x 16'6" (2.99 x 5.03)

with an extensive range of modern fitted base and wall mounted cupboards, with the former finished in roll edge worktop. Comprising a stainless steel sink unit with integrated dishwasher below. Matching fronted cupboards and drawer units either side. Built-in Bosch double oven and grill with drawer unit below and cupboard above. Four ring gas hob with extractor hood over. Built-in fridge and freezer with tall shelved cupboard to the side. Splashback wall tiling. Matching wall cabinets. uPVC framed and lead detailed double glazed bow window having outlook to rear garden. Recess spotlights. Radiator. Laminated flooring extending to

Utility Room

9'9" x 7'1" (2.99 x 2.16)

of a good size with stainless steel sink unit having double cupboard below. Recess either side suitable for a washing machine and condensing dryer. Matching shelved cupboards. Gas fired boiler. uPVC panelled/leaded double glazed external door to rear garden. Radiator. Courtesy door to garage.

From the entrance hall, stairs to

Landing

with access hatch to loft via pulldown ladder. Also lighting and partially boarded.

Built-in shelved airing cupboard.

Principal Bedroom

10'10" x 13'7" (3.31 x 4.15)

having fitted double and single wardrobes to one wall. Matching bedside and dresser/drawer units. Radiator. uPVC framed lead detailed double glazed window with outlook to the front.

Ensuite Shower Room

white suite comprising tiled shower cubicle with mains feed shower. Low level flush W.C. Inset wash hand basin with vanity cupboard below and to one side. Radiator. uPVC framed lead detailed patterned double glazed window. Also built-in shelved toiletry cupboard.

Bedroom Two

11'10" x 10'8" (3.63 x 3.27)

good double size bedroom with panelled radiator. uPVC framed lead detailed double glazed window.

Bedroom Three

13'5" x 7'6" (4.10 x 2.31)

uPVC framed lead detailed double glazed window. Radiator.

Bedroom Four

11'10" x 8'4" (3.63 x 2.56)

uPVC framed lead detailed window with outlook to the front. Radiator.

Family Bathroom

suite comprising bath with full height wall tiling above and mains feed shower over. Low level flush W.C. Pedestal wash hand basin. Radiator. uPVC framed lead detailed patterned double glazed window. Laminated flooring.

Integral Double Garage

20'5" x 7'10" (6.24 x 2.41)

with up and over doors to the front. The inner garage bay has been partitioned internally to provide a useful Work Shop/Store (3.46m x 2.42m) complete with extensive work surface, power and lighting. Remaining areas of garage also have fluorescent strip lighting and power. Connecting door to utility area.

Outside

The front of the house has been almost entirely surfaced to Tarmac and

this provides off road parking for four cars.

From the front there is side access to the rear garden.

An attractive feature of the property is the landscaped and beautifully maintained rear garden, being set out to areas of stone paved patio, lawns and well established shrubbed borders and beds. Wooden pergola with trained rose. Outside tap and light.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band E.

EPC RATING: D (67)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected. The property is centrally heated via a series of radiators served by a gas fired boiler.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. *Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.

RIGHTS AND RESTRICTIONS: We are aware that the driveway is shared with No. 22.

FLOODING ISSUES: The property has not been flooded in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any new planning applications/developments which may impact the property.

COAL FIELDS/MINING: The property is in a known coal mining area but the property has not been affected by any issues relating to this.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

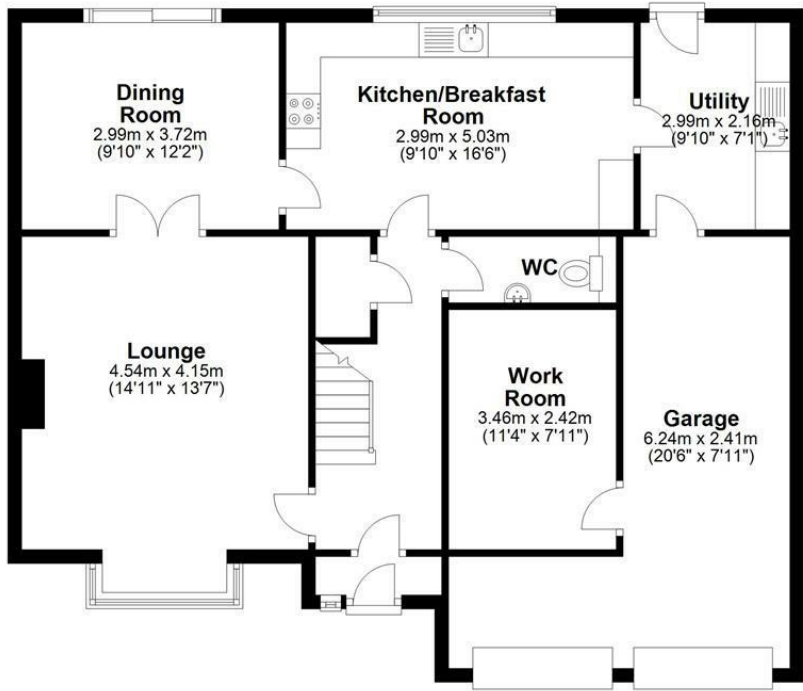




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales		EU Directive 2002/91/EC

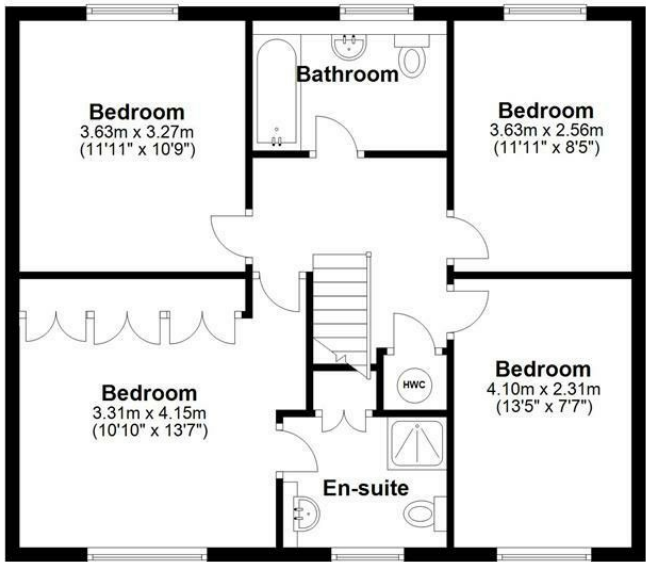
Ground Floor

Approx. 94.9 sq. metres (1021.2 sq. feet)



First Floor

Approx. 67.3 sq. metres (724.7 sq. feet)



Total area: approx. 162.2 sq. metres (1745.9 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.