



**Estate Agents
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15 Brookvale Road, Priorslee, Telford, TF2 9RL
Offers In The Region Of £350,000



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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.

No.15 is an attractive detached bungalow positioned on a corner plot and set in landscaped gardens. The two bedroomed property is set out in more detail as follows:-

uPVC framed lead detailed double glazed porch entrance door with matching side screen. Porch with quarry tiled floor. Inner uPVC panelled Edwardian style entrance door to

Reception Hall

8'8" x 9'3" (2.65 x 2.84)

with radiator and laminate flooring. Built-in shelved airing cupboard with lagged hot water cylinder.

Lounge

16'11" x 14'7" (5.18 x 4.46)

lovely, well proportioned reception room having inset gas fire with tiled hearth and detailed surround. Panelled radiator and double glazed patio door to the rear garden.

Breakfast Kitchen

9'0" x 14'9" (2.75 x 4.51)

having a good range of modern fitted base and wall mounted cupboards with the former finished in wood block effect roll edge worktop. Comprising 1 1/2 bowl stainless steel sink unit with single cupboard below and recess to the side having plumbing connection for washing machine. Further double, single and corner cupboards as well as drawer units all with roll edge worktop to finish. Integrated gas oven with 4 ring gas hob above with filter extractor hood over. Built-in fridge and freezer and matching wall cabinets, some with glazed fronts.

uPVC framed double glazed window with private outlook to rear garden.

Sitting Room

11'6" x 8'4" (3.53 x 2.55)

formerly the rear section of the garage and with built-in cupboards to one wall. uPVC framed double glazed window with outlook to rear garden. Radiator. External door to side path and gardens. Cupboard housing central heating boiler.

Principal Bedroom

11'4" x 14'7" (3.46 x 4.46)

lovely double size main bedroom with uPVC framed double glazed window to the front. Radiator.

En Suite Shower Room

with tiled shower cubicle having mains feed shower. Wash hand basin set on a vanity unit and low level flush W.C. Radiator and uPVC framed patterned double glazed window.

Bedroom Two

10'4" x 8'9" (3.16 x 2.69)

uPVC framed double glazed window to the front. Radiator.

Bathroom

modern suite in white comprising panelled bath, wash hand basin and low level flush W.C. Radiator. uPVC framed double glazed window. Access hatch to loft.

Outside

The property is pleasantly situated on an attractive corner plot at the junction of Brookvale Road and Moorland Drive. Set back from the road, the bungalow's front and side gardens are mainly finished to established open lawn. Driveway parking for two cars. The original single size integral garage has been internally altered, with the rear section now forming the sitting room and accessed off the kitchen. The front section provides a useful store (2.59m x 2.57m) having up and over door to the front, power and lighting.

From the front side gate and path lead to the rear garden. A particularly attractive feature of this property is the enclosed private west facing rear garden. Landscaped in the past, the garden is set out to areas of slabbed patio and timber decking, with formal lawns and well established shrubbed borders beyond. Outside cold water tap and lighting.

Additional Information

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

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.

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 (give details).

ADDITIONAL CHARGES: We understand that no additional charges are payable for estate maintenance. Car charger not fitted. Solar panels not fitted.

(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: The vendor is not aware of any rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been affected by flooding in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any new planning applications in the immediate vicinity.

COAL FIELDS/MINING: The property is located in a known coal mining area.

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.

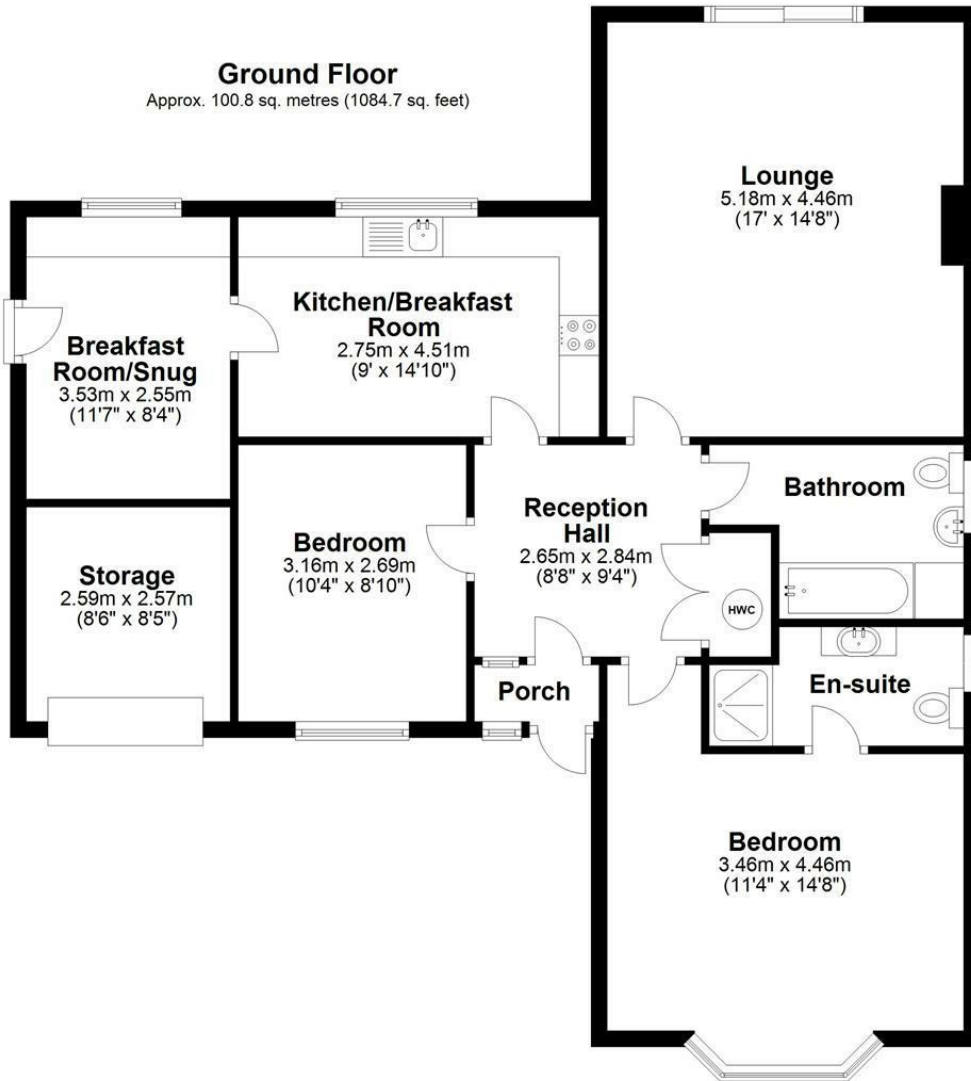
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 100.8 sq. metres (1084.7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

