



SAMUEL WOOD

20 Wordsworth Way, Priorslee, Telford, Shropshire, TF2 9RV

Asking Price £320,000



20 Wordsworth Way

Priorslee, Telford, Shropshire, TF2 9RW



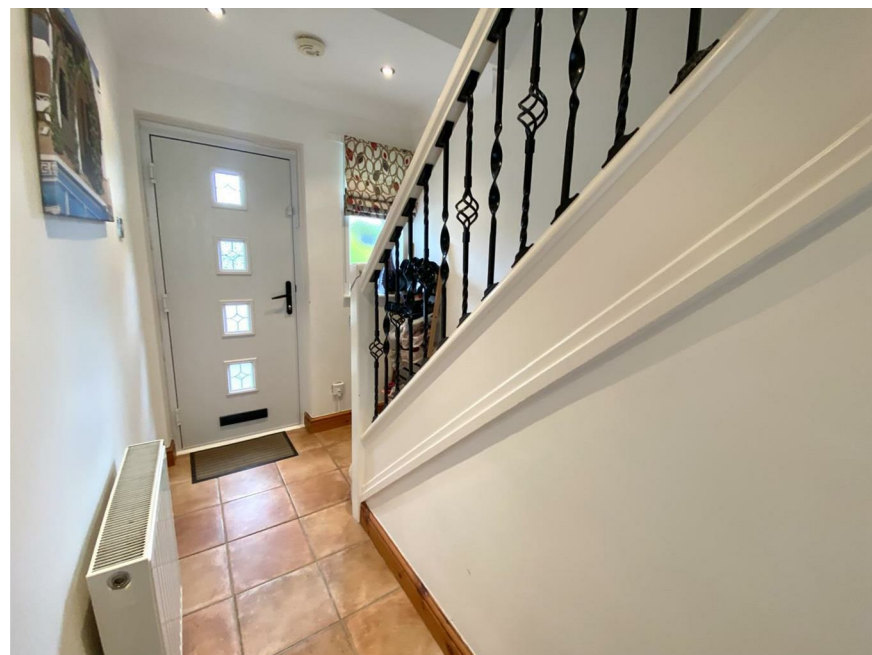
- Beautifully Presented Family Home
- Contemporary Ground Floor Shower Room & First Floor Bathroom
- Three Generously Sized Bedrooms
- Driveway & Integral Garage
- Gas Central Heating
- Open Plan Living Dining Room With Bifold Doors
- High Specification Kitchen With Integrated Appliances
- Sought After Position With Pool Views
- Landscaped Gardens
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented family home on Wordsworth Way in Priorslee, Telford. The thoughtfully designed accommodation boasts contemporary living spaces, meticulously landscaped garden and a delightful outlook over Hangman's Pool. Located close to excellent amenities including shops, pubs, restaurants, idyllic walks, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

20 Wordsworth Way is a well-presented three-bedroom end-terrace home offering a thoughtfully designed ground floor layout. Upon entry, you're welcomed by an entrance hallway leading to a modern kitchen and a spacious living/dining room, which features striking bifold doors opening onto the rear garden; perfect for indoor-outdoor living. This level also includes a versatile study, a contemporary shower room and convenient access to the integral garage, providing both practicality and flexible living space.

Upstairs, the home offers three generously sized bedrooms, each filled with natural light. One of the bedrooms is currently arranged as an additional living room with sliding doors to the balcony providing stunning views of the local pool, demonstrating the adaptable nature of the property. The contemporary bathroom on this floor is sleek and stylish, serving all rooms comfortably and maintaining the modern feel found throughout the home.

Externally, the property is equally impressive, boasting a landscaped front garden and a multi-car driveway, ensuring ample parking. The rear garden is thoughtfully tiered across multiple levels, surrounded by a brick wall for privacy and security. Most notably, it enjoys superb views over the water, making it an ideal space for relaxation or entertaining in a peaceful, scenic setting.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 14Mbps, Superfast 65Mbps & Ultrafast 1000Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

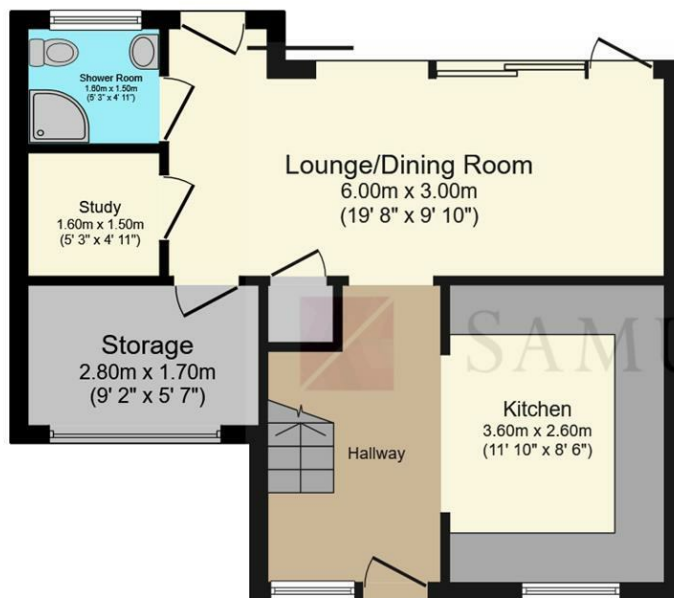
Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

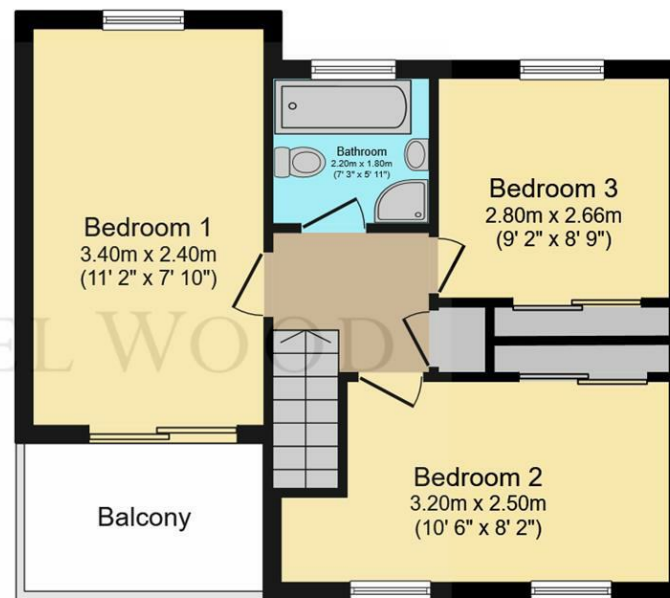
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Ground Floor
Floor area 43.2 sq.m. (465 sq.ft.)



First Floor
Floor area 43.0 sq.m. (463 sq.ft.)

Total floor area: 86.3 sq.m. (928 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk