



39 York Road, Priorslee.

Offers in the region of **£335,000**

Boasting an enviable position with views over nearby woodland and green areas, this immaculately kept detached home is just 6 years old and benefits from the remainder of the NHBC Guarantee, excellently sized rooms and the addition of extra storage space, installed by the current owners. Being convenient for all major road links, the well balanced accommodation offers a 17ft Kitchen/Diner (with fitted appliances and doors to the west facing rear garden), large Lounge and 3 double Bedrooms. Add to that direct access to the Garage from the garden, ample driveway parking and this is the perfect family home!

Briefly comprising Entrance Hallway, Kitchen/Diner, Lounge, Downstairs W.C., 3 Bedrooms (Master with En-suite and spacious built-in wardrobes) and Family Bathroom, externally there are gardens to the front and rear, tandem driveway and Garage (with electric power). uPVC D.G. & Gas C.H. throughout. Council Tax Band D. EPC Rating B. Service Charge £66.32 every 6 months for estate maintenance.

39 York Road Priorslee Telford Shropshire

Property entered via
door under storm porch into

Entrance Hallway 15' 3" x 7' 3" (4.64m x 2.21m) (max)
Provides access to all downstairs rooms and stairs to first floor.

Kitchen/Diner 17' 11" x 9' 9" (5.46m x 2.97m)
Double French doors to the rear garden.

Lounge 17' 11" x 10' 6" (5.46m x 3.20m)

Downstairs W.C. 5' 11" x 3' 4" (1.80m x 1.02m)
Built-in cupboard over toilet.

Upstairs to
first floor landing which leads to all Bedrooms and Family Bathroom. Door to large airing cupboard with shelving.

Master Bedroom 17' 11" x 9' 9" (5.46m x 2.97m) (max)
Double sliding doors to built-in wardrobes.

Master En-suite 7' 6" x 4' 7" (2.28m x 1.40m) (max)

Bedroom 2 10' 6" x 9' 6" (3.20m x 2.89m)

Bedroom 3 10' 6" x 8' 1" (3.20m x 2.46m)

Family Bathroom 7' 4" x 6' 5" (2.23m x 1.95m)

Garage 19' 11" x 10' 4" (6.07m x 3.15m)
Up and over door to the front with uPVC pedestrian door to the side enabling access to and from the rear garden. Electric power and lighting.

10 High Street, Newport,
Shropshire, TF10 7AN
Tel: 01952 813625
Email: info@barkerhealey.co.uk
Web: www.barkerhealey.co.uk
VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front is a lawned garden with a border to the fore containing low level hedging. A paved pathway allows access to the left hand side to the main door and onwards to a pedestrian wooden gate to the rear garden.

A block paved driveway leads to the Garage and allows parking for two vehicles.

The west-facing enclosed rear garden is mostly laid to lawn with a paved patio area closest to the house. Raised borders containing a selection of plants and shrubs lie to one side, together with mature planting furthest away from the house. Outside water tap.



Barker Healey

PROPERTY



Printed by Ravensworth 01670 713330



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.