



SAMUEL WOOD

8 Ullswater Close, Priorslee, Telford, Shropshire, TF2 9RB

Offers In The Region Of £525,000



# 8 Ullswater Close

Priorslee, Telford, Shropshire, TF2 9RB



- Prestigious Priorslee Cul-De-Sac Setting
- Three Bathrooms / En-suites
- Elegant Living & Dining Rooms
- Tiered Garden with Bespoke Bar
- Easy access to M54 and Schools
- Five Spacious and Versatile Bedrooms
- Stunning Designer Kitchen with Island
- Separate Study Ideal for Home Office
- Woodland Views & Private Backdrop
- EPC Rating TBC

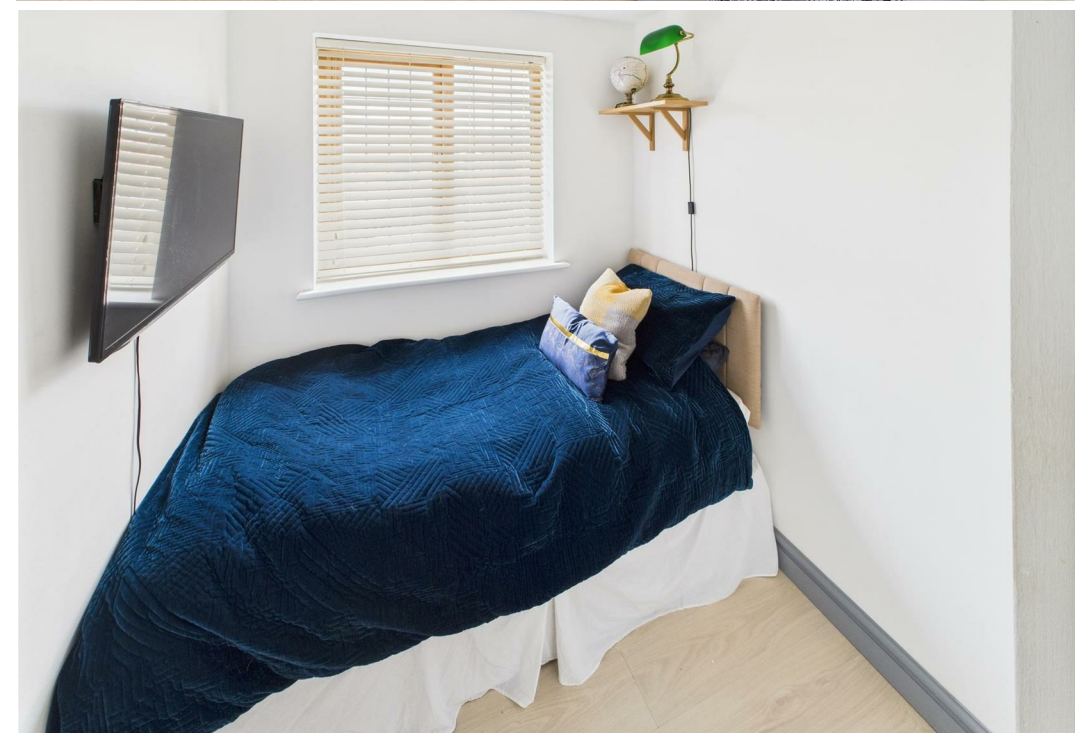
A rare opportunity to purchase an exceptional five bedroom, three bathroom home in one of Priorslee's most exclusive cul-de-sacs. Stylishly extended and immaculately presented, this impressive property features a designer kitchen, multiple reception rooms a versatile study and a luxurious principal suite. The tiered rear garden boasts a bespoke outdoor bar and a private woodland backdrop - perfect for entertaining or relaxing in peace. Ideally located within walking distance of excellent schools, woodland walks and just minutes from the M54, this is a lifestyle home not to be missed. Early viewing is strongly recommended.

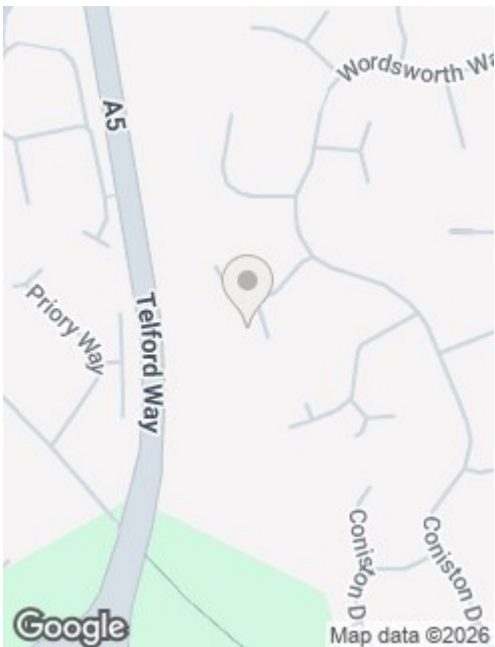
Set in a discreet and prestigious cul-de-sac in the heart of Priorslee, this beautifully extended five bedroom residence is designed with both family living and executive comfort in mind. A spacious reception hall leads to a generous living room, separate dining room and a private study ideal for homeworking. The heart of the home is a striking designer kitchen with sleek cabinetry, integrated appliances and a large breakfast island, supported by a practical utility room.

Upstairs, five well proportioned bedrooms offer flexibility for growing families. The principal suite boasts a private en-suite and dressing area, while the guest bedroom also benefits from its own en-suite. A further stylish family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all.

Outside, the rear garden is a true highlight. Tiered across levels and bordered by mature woodland, it includes a bespoke outdoor bar area, ideal for summer gatherings and quiet evenings alike. Thoughtfully landscaped and well maintained, this outdoor space offers a rare blend of privacy and functionality, making it a perfect extension of the home.







## Directions

What3Words ///proven.nuggets.stall

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

Broadband Speed: Basic 14 Mbps, Superfast 75 Mbps & Ultrafast 1000 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk:

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

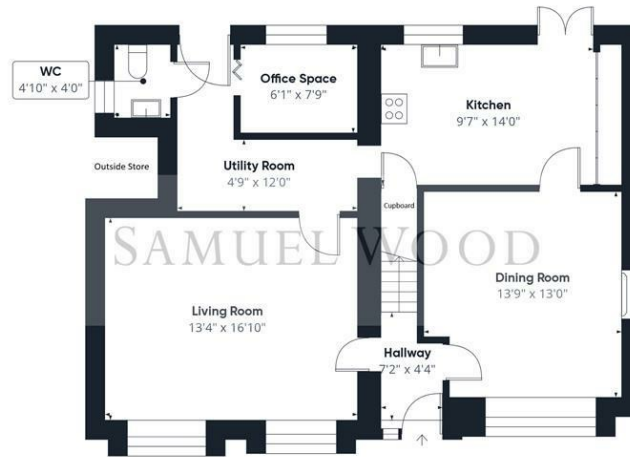
Council Tax Band: C

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

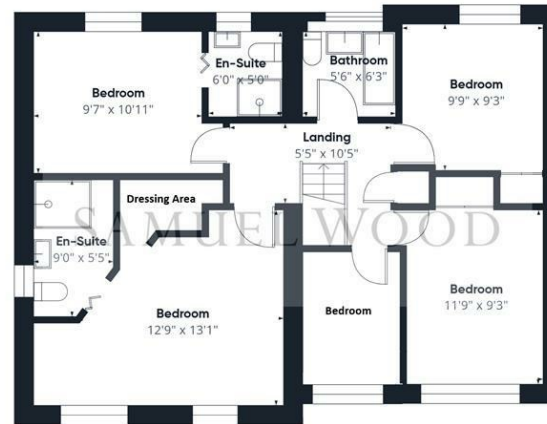
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1468 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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