



**2 Lilyvale Close,  
Priorslee,  
TF2 9SZ**

**OIRO £385,000**

A well presented detached family home located in a quiet cul-de-sac.

The ground floor features an inviting entrance hallway with a cloakroom and an understairs storage cupboard, a generous lounge, and a dining room with double doors leading to the conservatory. There is also a kitchen with an adjoining utility room, providing useful additional space and convenience.

Upstairs, there are four well-proportioned bedrooms. The master bedroom benefits from its own ensuite shower room, with three further bedrooms and a family bathroom.

Outside, the property offers driveway parking, a single garage, and an enclosed rear garden.

Situated in the popular area of Priorslee, With easy access to Telford Town Centre, Telford railway station and the M54 motorway allowing access to surrounding areas such as Shrewsbury and Wolverhampton.

### **ENTRANCE HALLWAY**

A UPVC glazed front door, wooden effect flooring and an understairs storage cupboard.



### **LOUNGE**

14'1" x 11'5" (4.3 x 3.5)

Featuring a large bay window and an additional side window, this room also includes a mounted gas fire with a marble hearth and decorative surround.



### **DINING ROOM**

8'10" x 9'6" (2.7 x 2.9)

With wooden effect flooring and French doors leading to the conservatory.



### **KITCHEN**

12'1" x 9'6" (3.7 x 2.9)

A range of cream base and wall units with worktops and tiled splashbacks, complemented by a stainless-steel sink with drainer and mixer tap. The kitchen includes a BOSCH integrated oven and electric hob with extractor above, a recessed space for a fridge, and tiled flooring.



### **UTILITY**

6'10" x 7'10" (2.1 x 2.4)

Featuring a recess with plumbing for a washing machine and space for a tumble dryer or freezer, this utility room includes a stainless steel sink with drainer and mixer tap, along with tiled flooring. The boiler is housed here, and an exterior door provides access to the garden.



### CONSERVATORY

11'1" x 9'10" (3.4 x 3.0)

A brick-built conservatory with UPVC double glazed windows and French doors opening onto the rear garden.



### FIRST FLOOR

#### MASTER BEDROOM

12'1" x 12'1" (3.7 x 3.7)

Featuring double built in wardrobes with mirrors, overlooking the front of the property.



### ENSUITE

6'10" x 4'11" (2.1 x 1.5)

A corner shower enclosure with an electric shower, a pedestal wash basin, and a low level W.C., along with a mounted shaver point, extractor fan, and partially tiled walls.



### BEDROOM TWO

9'10" x 11'1" (3.0 x 3.4)

A double bedroom with double built in wardrobes.



### BEDROOM THREE

9'6" x 9'2" (2.9 x 2.8)

With an eaves storage cupboard.



## BEDROOM FOUR

6'10" x 11'1" (2.1 x 3.4)

A single bedroom or alternatively can be utilised as a study.



## BATHROOM

6'10" x 6'2" (2.1 x 1.9)

A panelled bath with a mixer shower tap, a pedestal wash basin, and a low level W.C., complemented by a chrome radiator, partially tiled walls, a tiled floor, and an extractor fan.



## REAR GARDEN

A paved patio opens onto a lawned area with planted shrub borders, a garden shed, and a side gate providing access to the driveway.



## OUTSIDE

With driveway parking and a single garage, a gravelled front garden with planted shrubbery.



## AGENTS' NOTES:

EPC RATING: D a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is £2065.63 Band D (currently for the year 2025/2026).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1800mbps

Mobile Signal/Coverage Indoors: EE Variable, O2 Variable, Three Variable, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Driveway parking and single garage

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at [newport@davieswhiteperry.co.uk](mailto:newport@davieswhiteperry.co.uk)

DIRECTIONS: From our offices in Newport High Street, head South and continue onto Upper Bar. Turn right onto Wellington Road. At the round about take the third exit, at the next round about take the second exit and stay on Wellington Road A518. At the round about take the first exit onto School Road A4640, go through one roundabout. At the Donnington Wood roundabout take the second exit onto Donnington Wood Way. At the round about take the second exit onto Redhill Way A4640. Slight left onto Redhill Way and Merge onto it, at the round about take the second exit onto Castle Farm Way, turn right onto Priorslee Avenue, turn left onto Cadman Drive, stay on Cadmam Drive and turn right onto Lilyvale Close. The property is on the right hand side and can be identified with a For Sale board.

### Ground Floor

Approx. 56.7 sq. metres (610.1 sq. feet)



### First Floor

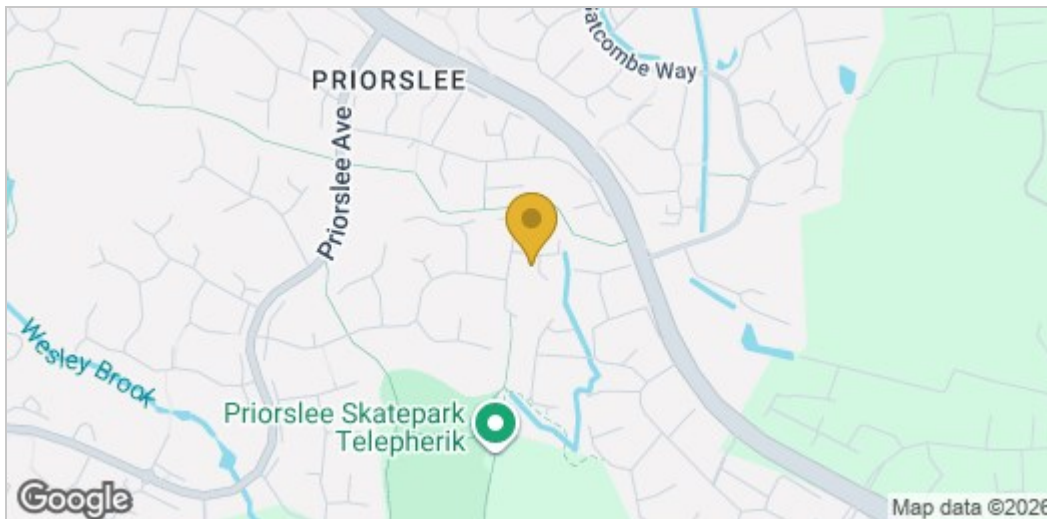
Approx. 60.3 sq. metres (649.5 sq. feet)



Total area: approx. 117.0 sq. metres (1259.6 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.  
Plan produced using PlanUp.

### 2 Lilyvale Close, Priorslee, Telford



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.