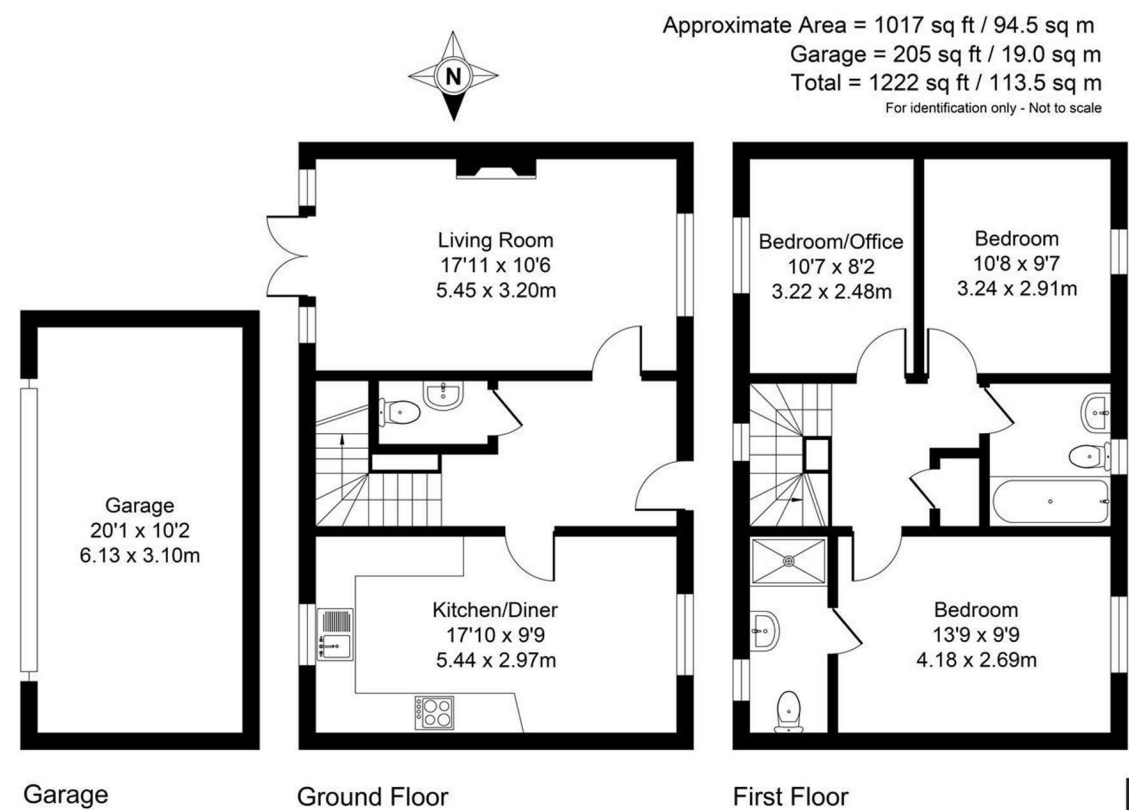
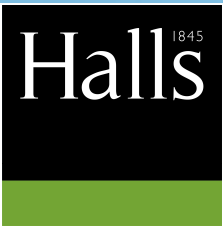


FOR SALE

20 Greenford Drive, Priorslee, Telford, TF2 9WJ



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



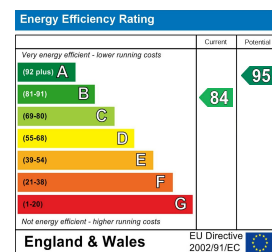
FOR SALE

Offers Over £300,000

20 Greenford Drive, Priorslee, Telford, TF2 9WJ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well-presented three-bedroom semi-detached home in the sought-after area of Priorslee on a prime plot, featuring a spacious lounge with garden access, modern kitchen/diner, downstairs W.C, three bedrooms, an en-suite to the main bedroom, family bathroom, driveway, and garage. The property also benefits from having approximately seven years remaining on its NHBC warranty, providing added reassurance for buyers.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01952 971800


1 Reception Room/s


3 Bedroom/s


2 Bath/Shower Room/s





- Desirable Area
- EPC Rating : B
- Garage & Parking
- Well Presented Throughout
- Excellent Transport Links
- En-Suite to Bedroom One

DESCRIPTION
Welcome to this beautifully presented three-bedroom semi-detached home, ideally located on Greenford Drive in the popular Priorslee area of Telford. Offering a comfortable and modern layout, this property is perfect for families, first-time buyers, or anyone seeking a well-maintained home in a desirable location.

The ground floor features a welcoming lounge that provides access to the rear garden, along with a convenient downstairs W.C. There is also a spacious kitchen/diner is fitted with modern units and offers plenty of room for family meals.

Upstairs, the property benefits from three bedrooms, including a generous main bedroom complete with its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Outside, the property offers a driveway providing off-road parking and a garage for additional storage or vehicle space. The rear garden is enclosed and offers a safe space for children or pets, as well as room for outdoor seating or gardening.

Well cared for throughout, this attractive home is ready to move into and enjoy.

LOCATION

ROOMS

GROUND FLOOR

LOUNGE
17'11 x 10'6

KITCHEN/DINER
17'10 x 9'9

W.C

FIRST FLOOR

BEDROOM ONE
13'9 x 9'9

EN-SUITE

BEDROOM TWO
10'8 x 9'7

BEDROOM THREE
10'7 x 8'2

BATHROOM

EXTERNAL

GARDEN

GARAGE
20'1 x 10'2

LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: C

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we

are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.