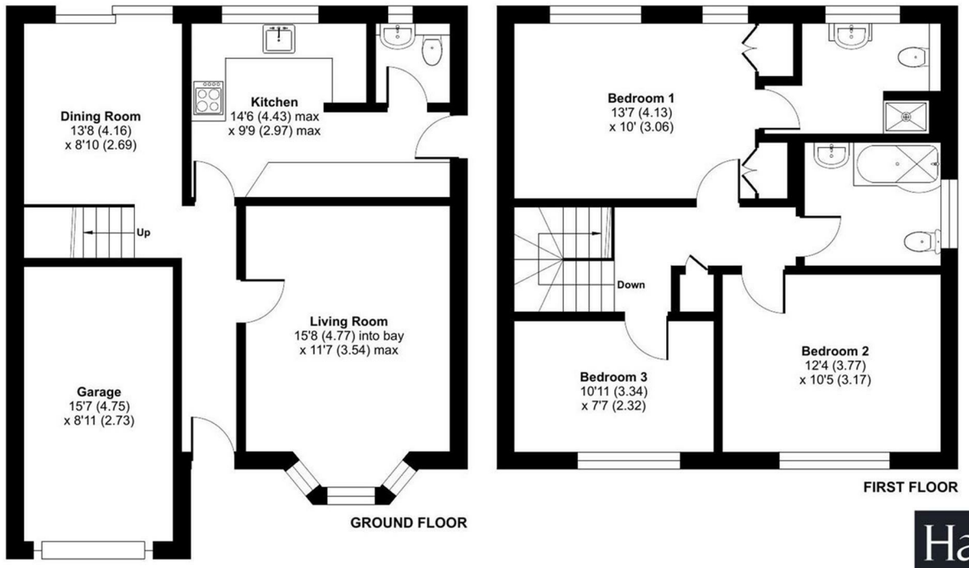
FOR SALE

9 Camellia Drive, Priorslee, Telford, Shropshire, TF2 9UA

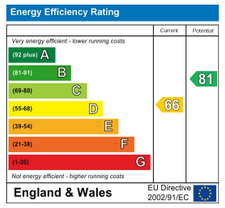
Approximate Area = 1086 sq ft / 100.9 sq m
Garage = 127 sq ft / 11.8 sq m
Total = 1213 sq ft / 112.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1509143

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



01952 971800

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

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FOR SALE

Offers in the region of £325,000

9 Camellia Drive, Priorslee, Telford, Shropshire, TF2 9UA

Spacious three-bedroom detached home in the highly sought-after area of Priorslee, offering two reception rooms, an en-suite to the principal bedroom, utility room, garage and ample parking. Set within a private position serving just two homes and conveniently located for excellent schools, Telford Town Centre, the railway station and M54 commuter links.







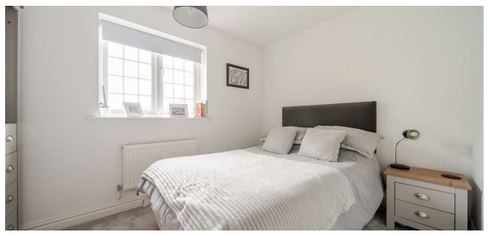
FOR SALE

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s











- **Generous Corner Plot**
- **Garage and Driveway**
- **En-Suite to Main Bedroom**
- **Two Reception Rooms**
- **Sought-After Location**
- **Ground Floor W.C.**

DESCRIPTION

Set within the ever-popular residential area of Priorslee, this spacious three-bedroom detached home offers well-balanced accommodation, making it an excellent choice for families and those looking to enjoy a convenient location close to a wide range of amenities.

The property is approached via a shared driveway serving just two homes, providing ample parking and access to the garage. Once inside, the welcoming entrance hall leads through to a comfortable lounge, while the separate dining room creates an ideal space for family meals or entertaining, with sliding patio doors opening directly onto the rear garden. The kitchen is fitted with a good range of units and is complemented by a practical utility area and a useful ground floor W.C., adding to the home's everyday functionality.

Upstairs, the generous principal bedroom benefits from built-in wardrobes and an en-suite shower room, while two further double bedrooms are served by a well-appointed family bathroom, providing comfortable accommodation for a growing family or visiting guests.

Outside, the enclosed rear garden offers a private and established setting, with a paved patio providing the perfect spot for outdoor dining, a lawn for children or pets to enjoy, and mature shrub borders adding colour and interest throughout the seasons. A garden shed provides additional storage.

Priorslee continues to be one of Telford's most desirable locations, offering excellent access to highly regarded schools, local shops and everyday amenities. Telford Town Centre, with its extensive shopping, leisure facilities and railway station, is just a short drive away, while the nearby M54 provides superb commuter links across the region.

LOCATION

Priorslee is one of Telford's most sought-after residential locations, popular with families and commuters alike. The area offers excellent access to highly regarded schools, local shops, cafés and healthcare facilities, while Telford Town Centre is just a short drive away with its extensive shopping, restaurants, leisure facilities and mainline railway station. With the M54 close by and beautiful green spaces, including Priorslee Lake and nearby parks, residents enjoy the perfect balance of convenience and outdoor living.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE

DINING ROOM

KITCHEN

UTILITY AREA

W.C.

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM

LOCAL AUTHORITY

Telford and Wrekin

COUNCIL TAX BAND

Council Tax Band: D

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

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 £36 (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.