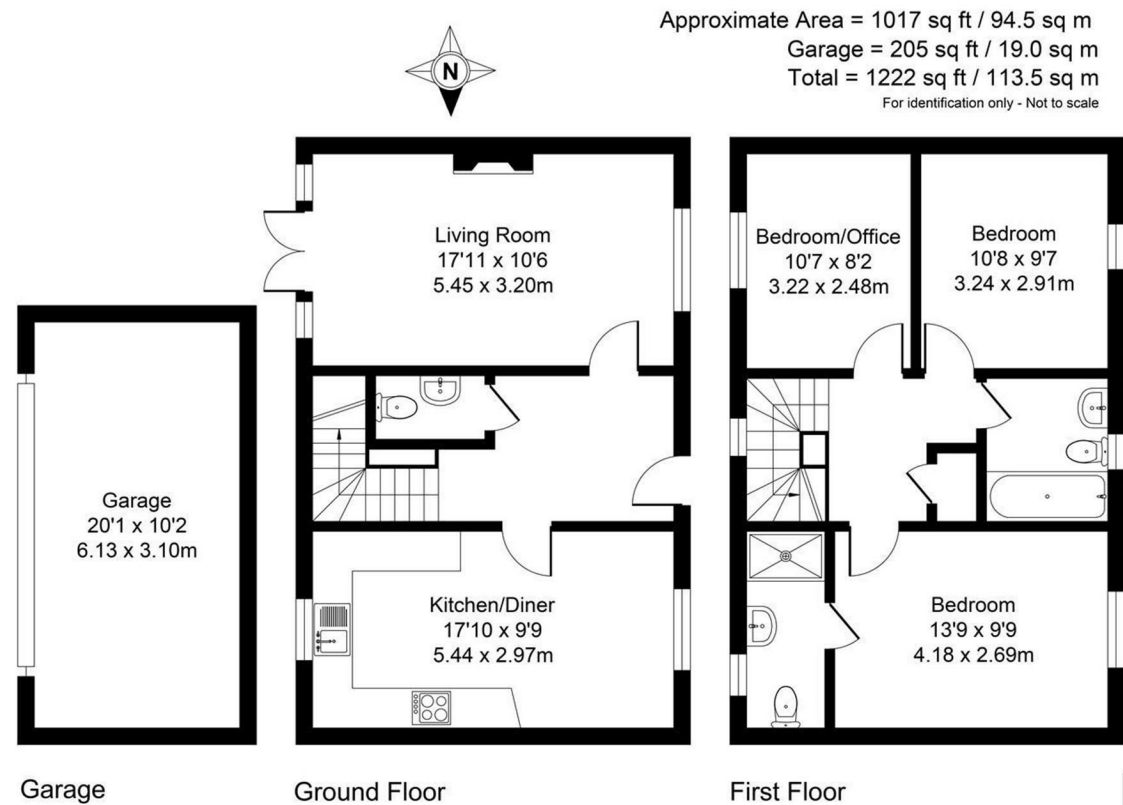


FOR SALE

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

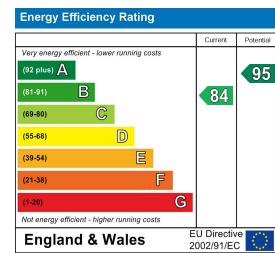
Offers Over £300,000

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@hallsgb.com



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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

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.