



Helping *you* move



41 Gatcombe Way, Priorslee, Telford,

The Freehold has been applied for on this spacious and versatile, recently refreshed Three Bedroom Mid Terraced Town House, being offered with No Upward Chain and would suit a plethora of buyers.

Offers in the Region of
£225,000

41 Gatcombe Way, Priorslee, Telford, TF2 9GZ.

Overview

- Freehold applied for
- Recently Refreshed
- Versatile layout
- No Upward Chain
- Lounge
- Breakfast Kitchen
- Dining room/ Bedroom 4
- Three/ Four Bedrooms
- Ensuite & Bathroom
- Gardens, wooded outlook to rear
- Gas CH, Double Glazing, Parking
- EPC C , Council Tax C

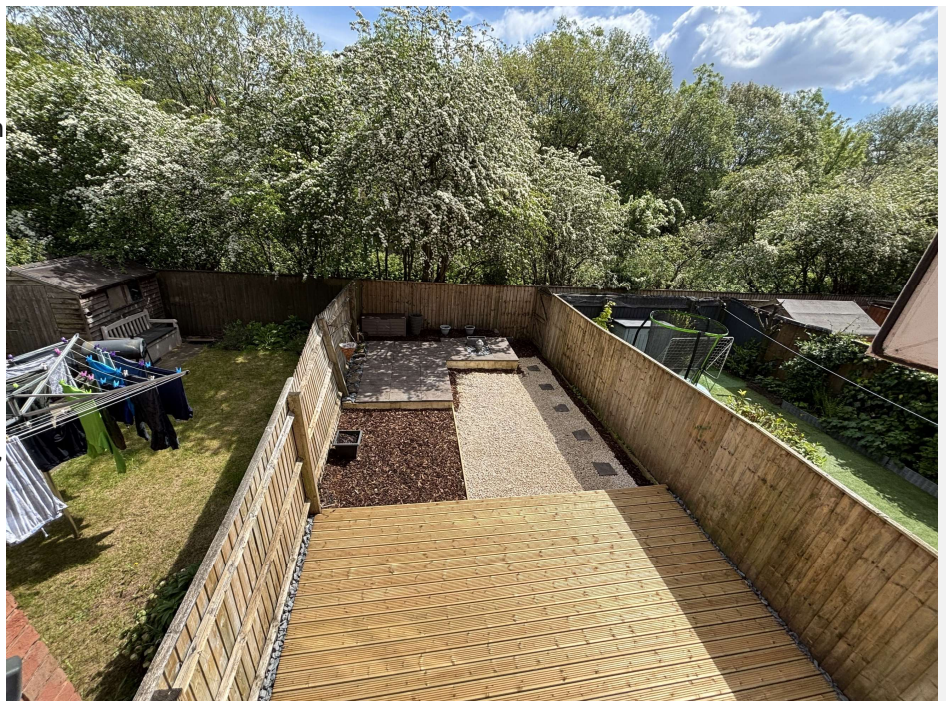


Location

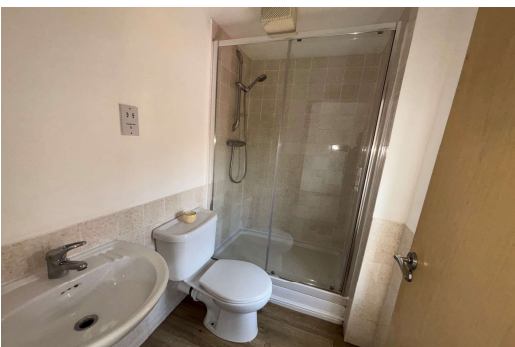
Situated in the sought after residential locality of Priorslee which is served by a Doctors, Dentist, local Shop and Primary and Secondary education facilities. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre along with Bus and Railway Stations. Junction 4 off the M54 and access to the A5 offer excellent commuting facilities towards Shrewsbury and Wales in the west and towards the West Midlands in the east.

Brief Description

This Three Storey House is offered with NO Upward Chain and accessed via a wrought iron gate the blocked paved path gives access to the front door, which opens into a spacious hallway with doors to, Downstairs WC, having window to front, Dining room/ Bedroom 4 with window to front and Breakfast kitchen, which enjoys a range of eye level wall mounted cupboards, laminate worktop inset with sink, four ring gas hob and electric oven beneath, and extractor over, further space for domestic appliance, door and window to rear garden and useful storage cupboard. Stairs from the hallway, ascend to the first floor and give access, to the Lounge with two windows to the front, and Bedroom 3.



A further staircase gives access to the second floor, where the Master bedroom is located, with window to front and door to Ensuite, having enclosed shower with mains mixer, low level WC, pedestal wash hand basin and window to front. Bedroom 2 is located on this floor with window to rear as is the bathroom, with panelled bath, low level WC and Wash Hand Basin. Outside there is an enclosed rear garden, with a wooded outlook, which has been recently refreshed, having new decked area leading to gravel, bark and patio areas and pedestrian gate to rear access. There is an allocated parking space to the front of the property and further communal parking.



TENURE

We are advised that the property is Leasehold, started on 01.01.2002 with 999 years, and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. We are advised that there is currently an annual service charge of approx. £370, and Ground rent of £25.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band C

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Wellington proceed along the M54 to Junction 4, take the 1st exit onto Castle Farm Way, proceed straight over the traffic lights, turn right onto Salisbury Avenue, left onto Hereford Drive, merging onto Gatcombe Way. Turn right just past the play park under the first row of houses, where the property will be located in from of you marked by the Barbers for sale sign.

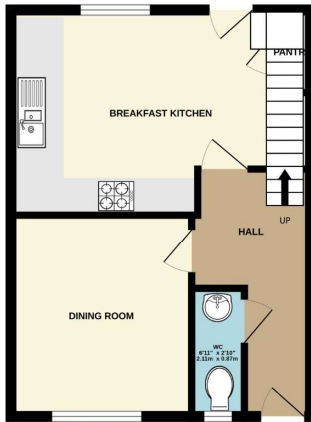
METHOD OF SALE

For Sale by Private Treaty.

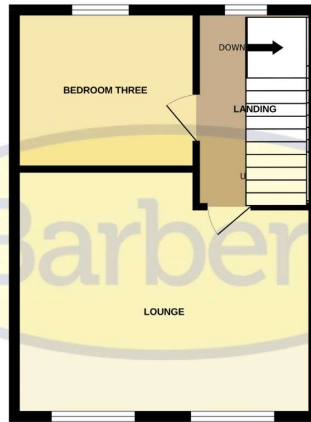
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AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

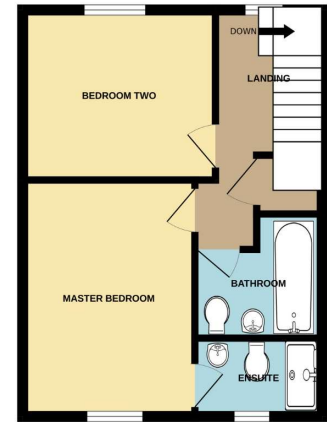
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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All measurements quoted are approximate:

HALLWAY

DOWNSTAIRS WC

DINING ROOM/BEDROOM 4 11' 10" x 8' 8" (3.61m x 2.64m)

BREAKFAST KITCHEN 12' 7" x 11' 01" (3.84m x 3.38m) Max

LOUNGE 16' 8" x 13' 3" (5.08m x 4.04m) Max

BEDROOM THREE 9' 07" x 9' 03" (2.92m x 2.82m)

MASTER BEDROOM 13' 2" x 9' 07" (4.01m x 2.92m)

ENSUITE 0' 0" x 0' 0"

BEDROOM TWO 9' 2" x 9' 05" (2.79m x 2.87m)

BATHROOM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.