



**Eastgate, 5 Church Road,  
Telford,  
TF2 9HQ**

**OIRO £450,000**

A spacious three bedroom detached bungalow, featuring driveway parking, a double garage, and a generously sized, wrap-around private rear garden, offered with no upward chain.

Eastgate is a well proportioned bungalow with a thoughtfully designed layout. The entrance hallway leads into a bright and spacious lounge, complete with patio doors opening onto the rear garden. Double doors connect the lounge to the dining room, which also benefits from patio doors leading out to the block paved patio and garden. The wooden fitted kitchen is equipped with a Rayburn, an electric hob, and an integrated microwave, while the adjoining utility room adds convenience with an internal door to the double garage and an external door to the rear garden.

Externally, the property offers a block paved driveway providing parking for two cars and a double garage. The front garden is mainly laid to lawn, bordered by mature shrubs, with steps leading to a paved pathway around the property. The rear garden is private and generously sized, featuring a patio area, lawn, mature plants, shrubs, trees, hedged boundaries, and a garden shed.

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 spacious hallway featuring a double floor to ceiling storage cupboard with internal lighting. Further along the hallway is an additional airing cupboard.



### LOUNGE

15'8" x 13'10" (4.78 x 4.24)

The lounge enjoys views over the rear garden, with patio doors providing direct access outside and double doors opening into the dining room.



### DINING ROOM

12'0" x 8'9" (3.67 x 2.67 )

Featuring patio doors that open onto the rear garden.



### KITCHEN

10'9" x 10'2" (3.30 x 3.12)

The kitchen offers a range of wooden base and wall units with worktops and tiled splashbacks. It features a tile mounted Rayburn oven, an integrated Hotpoint electric hob and microwave, and provides space for a fridge freezer. The room is completed with a fully tiled floor



## UTILITY

With base units and worktops over, a stainless sink, drainer and mixer tap



## BEDROOM TWO

10'5" x 9'4" (3.20 x 2.85)

A double bedroom with a single built in wardrobe.



## MASTER BEDROOM

12'4" x 10'5" (3.76 x 3.19)

With two built in double wardrobes.



## BEDROOM THREE

10'9" x 8'7" (3.30 x 2.64)

Overlooking the front of the property and benefiting from a double built in wardrobe.



## ENSUITE

The ensuite comprises of a single shower enclosure with an electric shower, a pedestal wash basin with a built in light and mirror above, a wall mounted shaver point, and a low level WC, with tiled walls.



## BATHROOM

7'10" x 5'9" (2.41 x 1.77)

The bathroom comprises of a panelled bath with a shower mixer tap, a pedestal wash basin, and a low level WC, with tiled walls.



## GARDEN

A block paved patio area leads onto a large lawn area with planted borders and a hedgerow boundary. The garden wraps around the bungalow, with a further patio area located outside the kitchen. This area also features a lawn and a wall planted with mature plants and shrubs. Beyond this is an additional hedged boundary, along with a garden shed and a side gate providing access to the driveway.



## DOUBLE GARAGE

With an internal door from the utility room with electricity and lighting.

## OUTSIDE

The front garden is laid to lawn with well established shrub borders, complemented by a block paved driveway with space for two vehicles. Steps and a matching block paved pathway lead to the front entrance.



## AGENTS' NOTES:

EPC RATING: D (60) 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 Band D (currently £2,158.06 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 1000mbps

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

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

PARKING: Private driveway and double garage

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

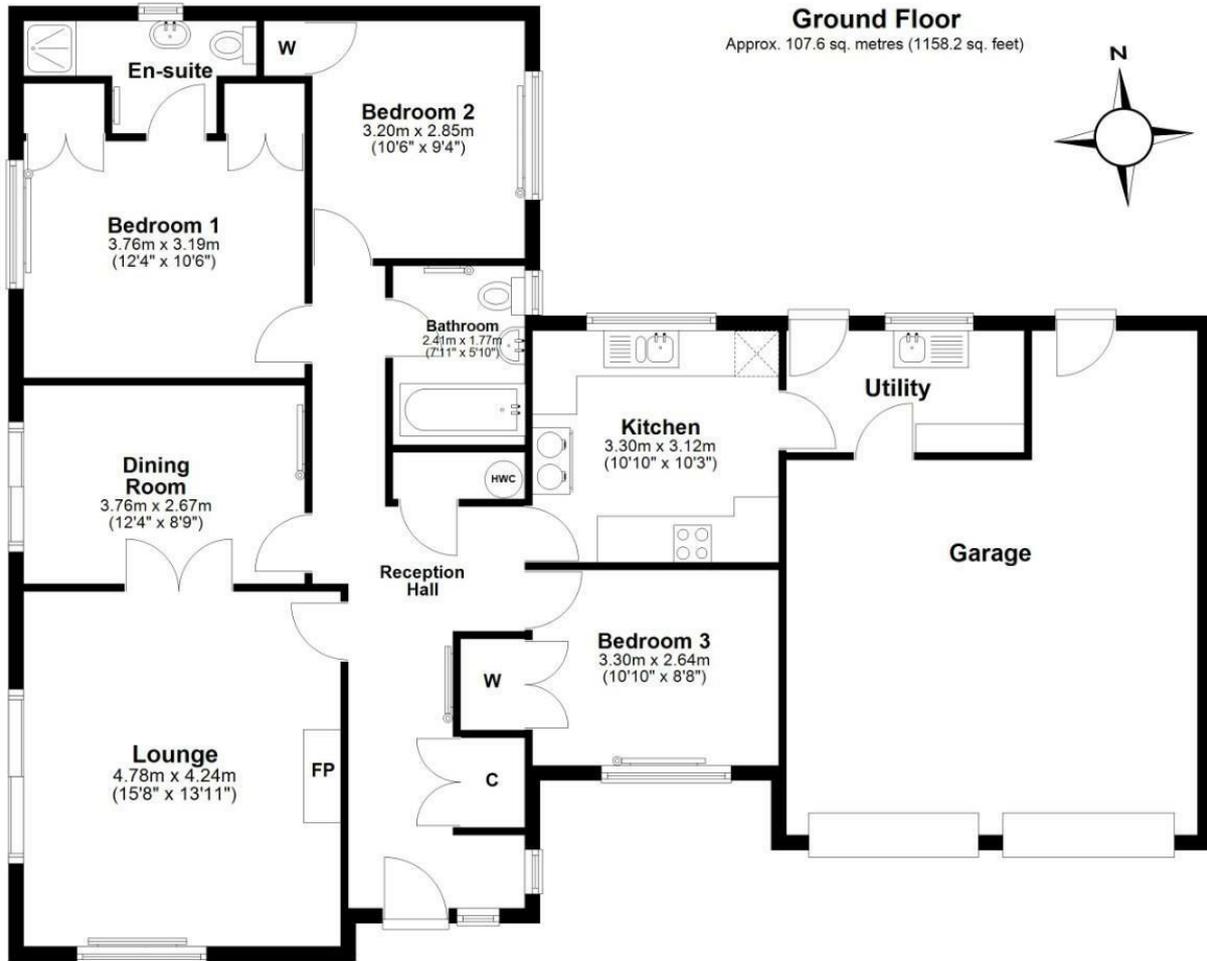
COALFIELD OR MINING AREA: Coal Mining Reporting Area

**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 Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at [shifnal@davieswhiteperry.co.uk](mailto:shifnal@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 next roundabout take the second exit onto Redhill Way A4640. At the round about take the third exit onto Telford Way A5, turn right onto Snedshill Way, turn right onto Church Road, the bungalow is on the right hand side.

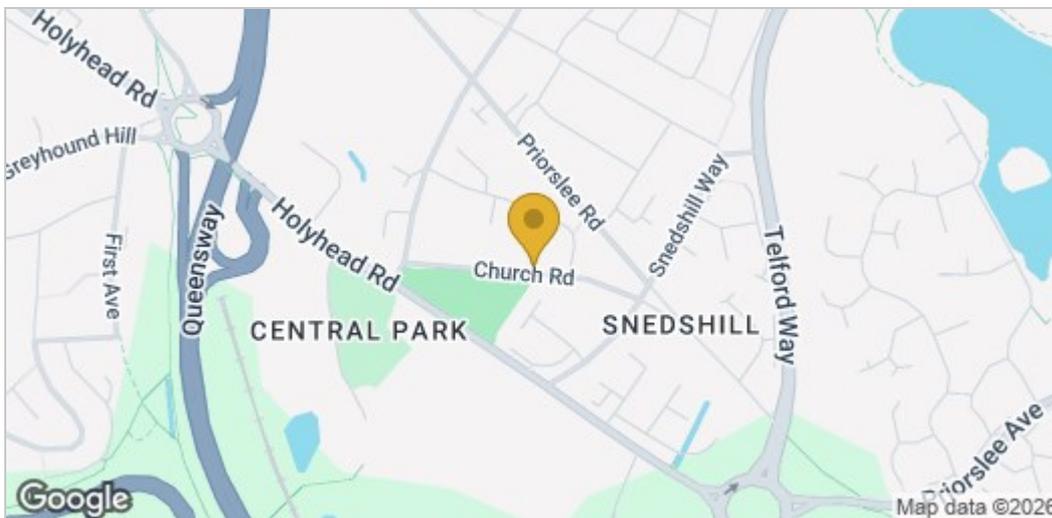


**Ground Floor**  
Approx. 107.6 sq. metres (1158.2 sq. feet)

Total area: approx. 107.6 sq. metres (1158.2 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.

**Eastgate, 5 Church Road , 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	60	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.