



Helping *you* move



## 19 Holbourn Crescent, Priorslee

This modern, smartly presented Detached House is offered for sale with no upward chain and provides well maintained accommodation throughout comprising two reception rooms, three bedrooms and a Garage. Conveniently located for a range of neighbourhood amenities and education facilities.

Offers in the Region of

**£275,000**

# 19 Holbourn Crescent, Priorslee, Telford, TF2 9FD.

## Overview

- Attractive Detached House
- No Upward Chain
- Lounge and Dining Room
- Fitted Kitchen
- Three Bedrooms
- Master En-suite, Bathroom
- Garage and driveway parking
- Low maintenance Gardens
- Gas CH, Double Glazing
- EPC D, Council Tax D



## Location

Situated in the sought after residential locality of Priorslee which is served by a Doctors, Dentist, Restaurant and Primary education facilities. A farm shop complements a Co-op food store and a pharmacy at Priorslee Farm Local Centre. 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 which is approximately 2 miles distant where you will find Bus and Railway Stations. Junction 4 off the M54 (less than 1 mile) provides access to the West Midlands Conurbation in the east and towards Shrewsbury and Wales in the west.

## Brief Description

This smartly presented Detached House is offered for sale with no upward chain and has well maintained accommodation throughout, decorated in neutral tones. From the Entrance Hall, a door to the left leads into the Lounge with window to the fore, feature fireplace and opening through into the Dining Room with French doors overlooking the rear garden. The kitchen has a range of fitted drawers, base and wall mounted units with complementary working surfaces and inset sink unit with window to the rear, integral oven, hob and extractor over; space and provision for under counter appliances along with an upright fridge / freezer. A guest cloakroom completes the picture to the ground floor.



Stairs, with turns, ascend to the first floor Landing with cupboard and access to the loft space. Bedroom One overlooks the front and has a range of built-in wardrobes; door to the En-suite with white three piece suite. There are two further bedrooms overlooking the rear garden and the main Bathroom has a white three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the property has a low maintenance garden to the front with paviours and gravel along with inset shrubs; approached over a tandem style driveway providing parking for at least two vehicles and leads to the Garage - a side gate provides access into the rear garden which is again of a low maintenance design with pavioured and gravelled areas with inset shrubs.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

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

#### 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Junction 4 off the M54 take the exit onto Castle Farm Way, proceed along Castle Farm Way turning right onto Gatcombe Way and then at the small roundabout turn left into Highgate Drive and then left into Holbourn Crescent - the property will be found a short way along on your left hand side.

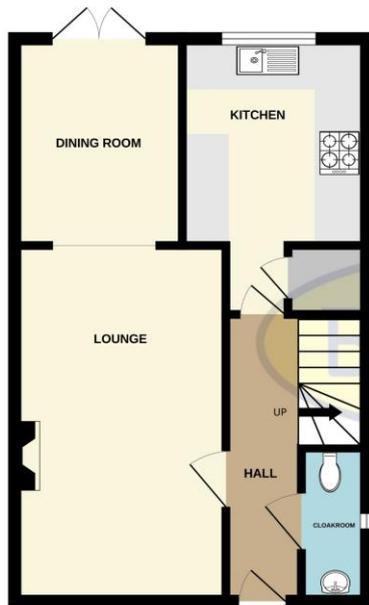
#### METHOD OF SALE

For Sale by Private Treaty.

WE39418.030226

**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  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.  
Made with MetroPix ©2025

All measurements quoted are approximate:

LOUNGE 16' 0" x 9' 6" (4.88m x 2.9m)

DINING ROOM 9' 3" x 7' 6" (2.82m x 2.29m)

KITCHEN 8' 3" x 9' 2" (2.51m x 2.79m)

CLOAKROOM 6' 10" x 2' 7" (2.08m x 0.79m)

BEDROOM ONE 9' 5" x 9' 7" (2.87m x 2.92m) exclusive of wardrobes

EN-SUITE 6' 7" x 4' 5" (2.01m x 1.35m) max.

BEDROOM TWO 9' 7" x 9' 5" (2.92m x 2.87m) inc. wardrobe, plus door recess

BEDROOM THREE 9' 6" x 6' 4" (2.9m x 1.93m)

BATHROOM 6' 4" x 6' 2" (1.93m x 1.88m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 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](mailto:wellington@barbers-online.co.uk)

**Barbers**

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.