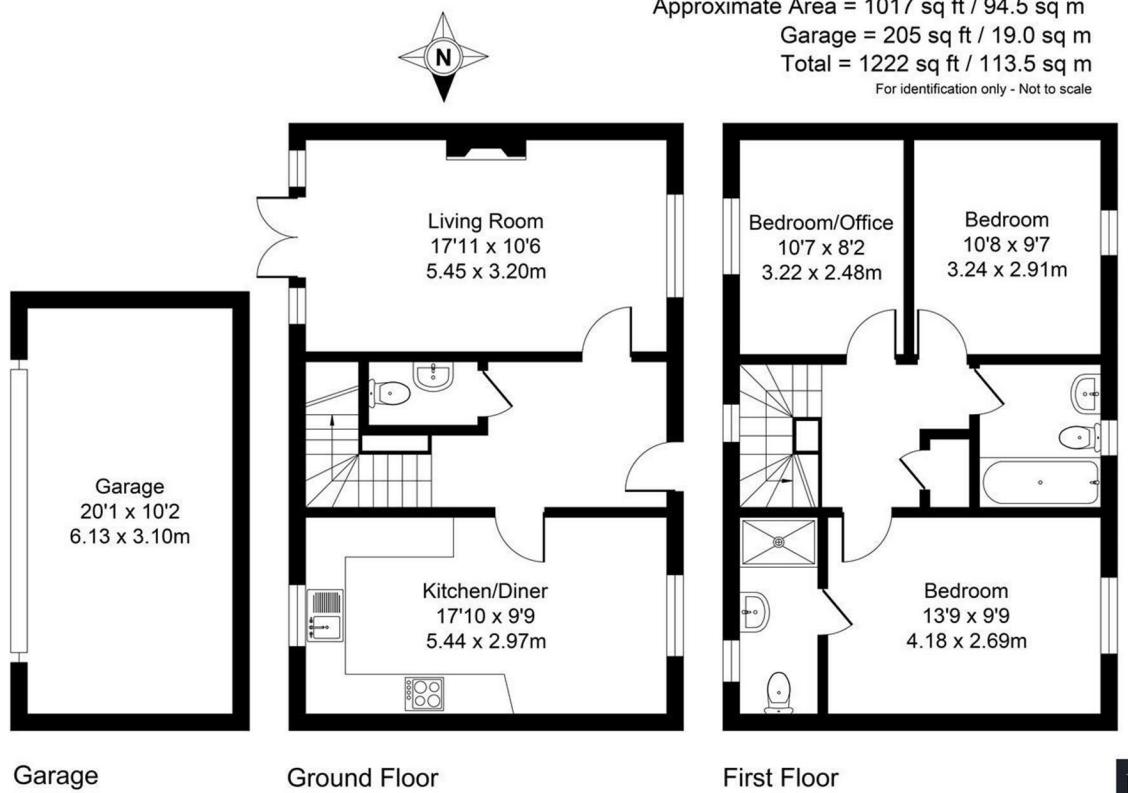


FOR SALE

20 Greenford Drive, Priorslee, Telford, TF2 9WJ

Halls<sup>1845</sup>



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.

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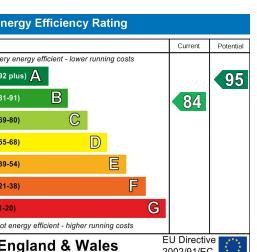
FOR SALE

Offers in the region of £310,000

**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.

Halls<sup>1845</sup>

01952 971800

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



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- **Desirable Area**
- **EPC Rating : B**
- **Garage & Parking**
- **Well Presented Throughout**
- **Excellent Transport Links**
- **En-Suite to Bedroom One**

#### DESCRIPTION

Welcome to this beautifully presented three-bedroom semi-detached home, ideally located on Greenford Drive in the popular Priorslee area of Telford. Offering a comfortable and modern layout, this property is perfect for families, first-time buyers, or anyone seeking a well-maintained home in a desirable location.

The ground floor features a welcoming lounge that provides access to the rear garden, along with a convenient downstairs W.C. There is also a spacious kitchen/diner is fitted with modern units and offers plenty of room for family meals.

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.