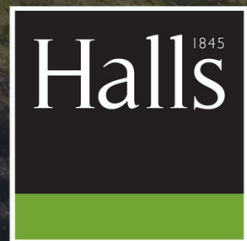




6 The Shires

PRIORSLEE | TELFORD | TF2 9PE





6 The Shires

PRIORSLEE | TELFORD | TF2 9PE

Telford Town Centre 2.5 miles | Newport 4.5 miles | Wolverhampton 19 miles | Shrewsbury 19 miles
(all mileages are approximate)

AN IMPRESSIVE FAMILY HOME WITHIN GENEROUS GARDENS

Spacious Family Home
Sought-After Location
Well-Presented Throughout
Generous Plot
Versatile Accommodation



Telford Office

32 Market Street, Wellington, Telford,
Shropshire, TF1 1DT

T: 01952 971800

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Substantial five-bedroom family home set on a generous plot, featuring an impressive extended lounge, versatile living spaces and a large kitchen/breakfast room. Two bedrooms benefit from en-suite facilities, alongside a family bathroom. Further highlights include a separate dining room, office, utility, garage and ample parking, ideal for modern family living.

SITUATION

Located in the popular residential area of Priorslee, this property offers a great balance of convenience and a peaceful setting on the edge of Telford. The area is well regarded for its modern homes, nearby green spaces including Priorslee Lake, and easy access to local amenities. The M54 motorway is just a short drive away, providing excellent links to Wolverhampton and Birmingham, while Telford Central railway station offers convenient rail connections. An ideal location for families and commuters alike, combining accessibility with a desirable residential environment.

PROPERTY

A substantial and beautifully presented family home, offering generous and highly versatile accommodation, set on a sizeable plot in a sought-after location.

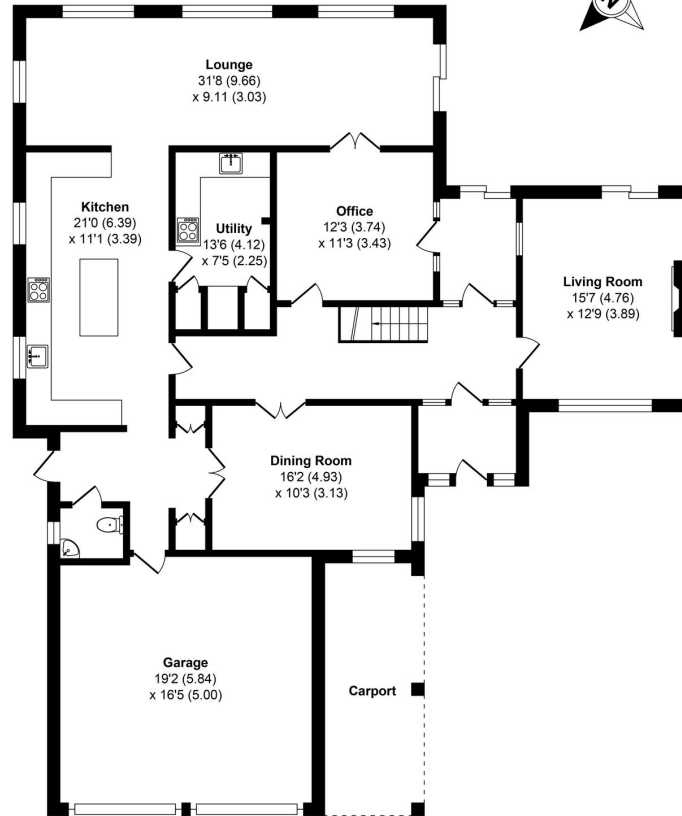
The standout feature of the property is the impressive extended lounge, providing a superb main living space with plenty of room for both relaxing and entertaining. In addition, there is a separate living room, creating flexibility for modern family life-ideal as a snug, playroom or secondary sitting area.

At the heart of the home sits a large kitchen/breakfast room, well-suited to day-to-day living, complemented by a separate dining room for more formal occasions. A useful utility room and ground floor W.C. add to the practicality, while a dedicated office offers an ideal work-from-home setup.

Upstairs, the property continues to impress with five well-proportioned bedrooms, including a particularly spacious principal bedroom with en-suite, alongside the second and third bedrooms benefiting from Jack & Jill en-suite facilities. The remaining bedrooms are served by a family bathroom, providing ample space for growing families or those needing guest accommodation.

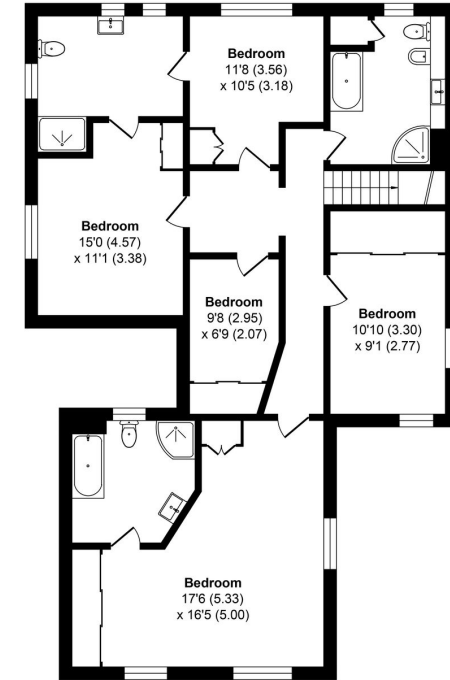


Approximate Area = 2905 sq ft / 269.9 sq m
Garage = 371 sq ft / 34.5 sq m
Total = 3276 sq ft / 304.4 sq m
(Excluding Carport)
For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



First Floor

Externally, the property enjoys a generous plot, offering plenty of outdoor space to enjoy, alongside driveway parking and a garage.

Overall, this is a superb, adaptable home with an excellent balance of living and bedroom space-perfect for families seeking room to grow in a desirable setting.





GARDENS

The property boasts a substantial and beautifully mature rear garden, offering an exceptional degree of privacy and a wonderful leafy outlook. Predominantly laid to lawn and framed by an array of established trees and planting, the garden provides a peaceful and secluded setting rarely found. The generous space is ideal for families, with ample room for children to play, while also lending itself perfectly to outdoor entertaining. A paved patio terrace runs adjacent to the property, creating an inviting space for al fresco dining and enjoying the surroundings. Overall, the gardens are a standout feature, combining space, seclusion and natural beauty.

GARAGE

The property benefits from a spacious double garage, providing secure parking and excellent storage options. Accessible via twin up-and-over doors from the driveway, the garage offers ample room for vehicles, bicycles, and additional household storage. The generous driveway to the front further enhances practicality, allowing for convenient off-road parking for multiple vehicles.

SCHOOLING

The property is well positioned for a range of highly regarded schools, making it an excellent choice for families. Within easy reach are a number of popular primary schools, alongside secondary options including Thomas Telford School, renowned for its strong academic reputation. In addition, Haberdashers' Abraham Darby and Holy Trinity Academy provide further well-regarded choices. The area also benefits from convenient access to a selection of nurseries and childcare facilities, ensuring excellent educational provision for all ages.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electric and drainage

LOCAL AUTHORITY

Telford & Wrekin Council

Tel:01952 380000

COUNCIL TAX

Council Tax Band – F



IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



