



8 HOLLYOAK GROVE

PRIORSLEE | TELFORD | TF2 9GE





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Telford Town Centre 2.7 miles | Newport 6.9 miles | Wolverhampton 16 miles | Shrewsbury 18.1 miles | Birmingham 32.5 miles
(all mileages are approximate)

An Exceptional Modern Family Home with Stunning Views Over Priorslee Lake

No Onward Chain
Luxurious Balcony With Lakeside Views
Desirable Plot & Location
Excellent Transport Links & Schools
Beautifully Landscaped Rear Garden



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Occupying one of Priorslee's most desirable positions overlooking the lake, this outstanding five-bedroom detached home has been lovingly transformed by the current owners, who have enjoyed over 22 happy years here raising their family. Offering over 2,300 sq ft of beautifully appointed accommodation, the property features a breathtaking open-plan kitchen, dining and living space, five generous bedrooms, luxury bathrooms, a first-floor balcony with panoramic lake views and superb entertaining gardens. A truly exceptional family home, offered to the market with no onward chain.

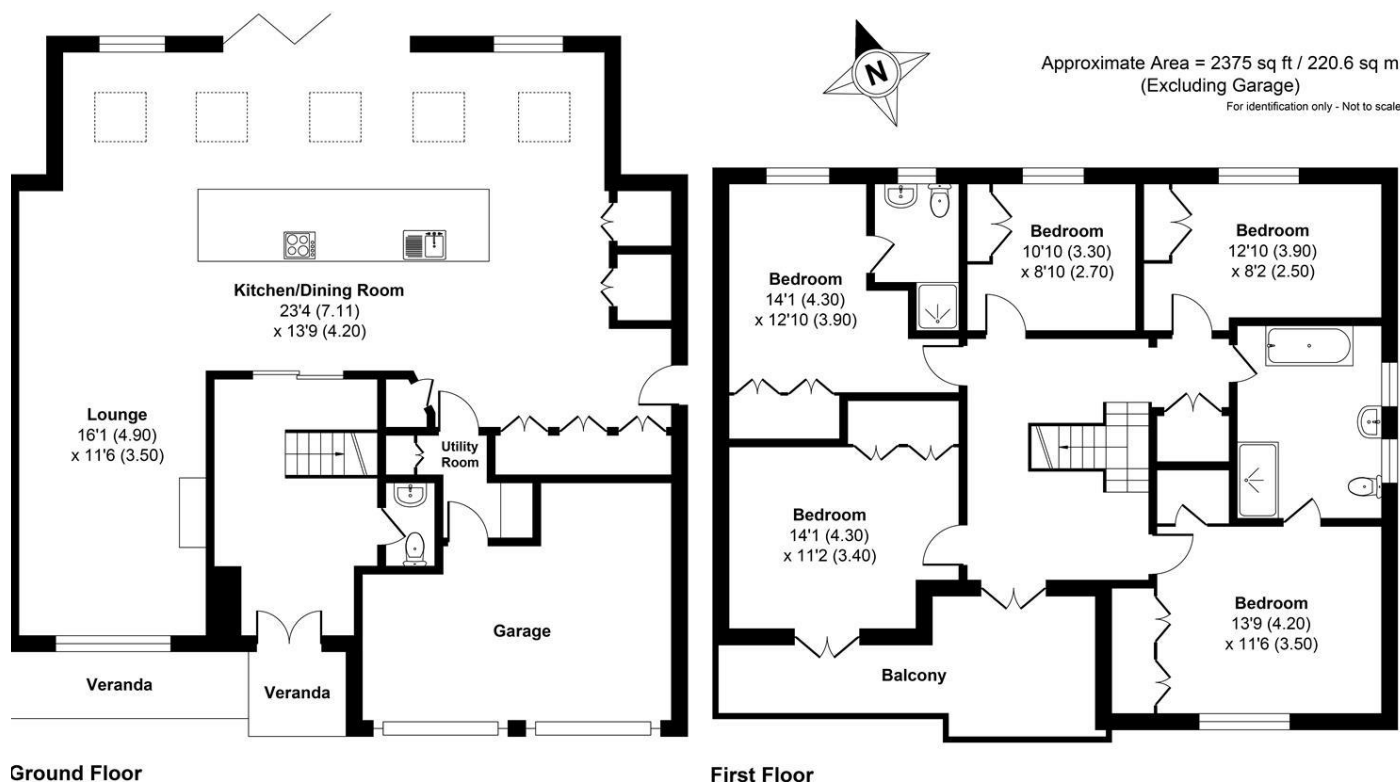
SITUATION

Priorslee remains one of Telford's most sought-after residential locations, renowned for its attractive surroundings, excellent amenities and superb transport connections. Priorslee Lake and its scenic walking routes are quite literally on the doorstep, providing a wonderful setting for outdoor recreation.

The property is ideally placed for highly regarded primary and secondary schools, a doctor's surgery, local convenience stores, restaurants and leisure facilities. Telford Town Centre is just a short drive away, offering an extensive range of shopping, dining and entertainment options, whilst Telford Central railway station and the M54 motorway are both within minutes, making this an excellent choice for commuters travelling to Birmingham, Wolverhampton, Shrewsbury and beyond.

PROPERTY

Occupying an enviable position overlooking the picturesque Priorslee Lake, this exceptional detached residence has been thoughtfully remodelled to create a stunning contemporary family home, offering generous living space and beautifully finished interiors throughout. A welcoming reception hall leads to a guest cloakroom and utility room before opening into the magnificent



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

open-plan kitchen, dining and living space. Flooded with natural light from a striking roof lantern and expansive bifold doors, this impressive room seamlessly connects with the landscaped rear garden, creating the perfect setting for everyday family life and entertaining. The stylish kitchen features a substantial island with integrated appliances, while a separate lounge provides a relaxing retreat with views towards the lake.

Upstairs are five generous bedrooms, all with fitted wardrobes. The current owners have thoughtfully enlarged the luxurious Jack-and-Jill bathroom, now featuring a freestanding bath, oversized walk-in shower and direct access from both the landing and front bedroom.

Completing the first floor is a superb balcony, accessed from the landing and one of the bedrooms, providing the perfect place to relax and enjoy uninterrupted views across Priorslee Lake.



GARDENS

Outside, the rear garden has been thoughtfully landscaped to create a superb outdoor living space. Arranged over two levels, it offers generous seating and entertaining areas which flow seamlessly from the main living accommodation. The impressive garden bar provides a fantastic social space and could equally be utilised as a games room, home entertaining area or adapted to suit a variety of lifestyles.

Beautifully presented throughout and finished to an exceptional standard, this is a rare opportunity to acquire one of Priorslee's most impressive family homes.

GARAGE

A spacious driveway provides ample off-road parking and leads to the integral double door garage, fitted with twin up-and-over doors and offering excellent storage space. An EV charging point is also installed, providing added convenience for electric vehicle owners.

SCHOOLING

The property is perfectly positioned for families and those pursuing higher education. Priorslee Academy Primary School is within walking distance, while Holy Trinity Academy provides well-regarded secondary education nearby. The area is also ideally located for the prestigious Thomas Telford School, together with the independent Wrekin College and Old Hall School. For higher education, the property is just a short drive from the University of Wolverhampton's Telford Campus, with Harper Adams University in Newport and Keele University also within easy commuting distance. Numerous nurseries and childcare facilities are available locally, making this an excellent location for families at every stage.

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, gas, drainage and electric.

LOCAL AUTHORITY

Telford & Wrekin Council

COUNCIL TAX & EPC RATING

Council Tax Band - G
Current EPC Rating - C



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.



