

# HARWOOD

## THE ESTATE AGENT

01952 881010

### 8 Hollyoak Grove, Priorslee TF2 9GE



## £795,000 region

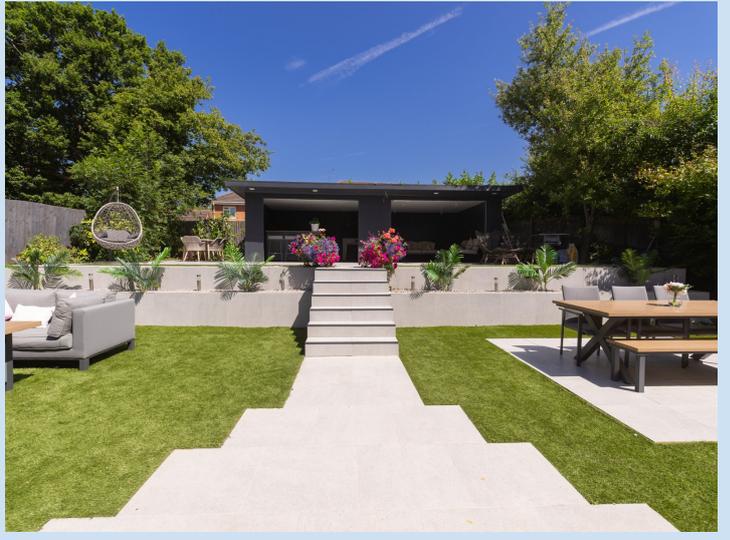
This impressive home effortlessly blends contemporary, high-spec finishes with the ease of low-maintenance living. Enjoying beautiful views over Priorslee Lake, it is perfectly positioned just two minutes from the national motorway network—making it an ideal choice for commuters seeking both convenience and tranquility. The thoughtfully designed interior begins with a welcoming central reception hallway, complete with a guest cloakroom. From here, the home opens into an expansive and stylish open-plan living space that seamlessly combines a lounge area, kitchen, and dining zone. A stunning roof lantern and wide bifold doors allow natural light to pour in, creating a bright and uplifting atmosphere while offering uninterrupted views of the fantastic outdoor area. A separate utility room adds practical convenience without compromising the sleek design. Upstairs, the property offers five generously sized bedrooms, all with built-in wardrobes. The principal bedroom enjoys the benefit of an ensuite shower room, while a luxurious family bathroom features both a bath and a double walk-in shower. A standout feature of the first floor is the balcony, accessible from both the landing and one of the bedrooms, which provides a peaceful spot to take in the scenic lake views. Externally, the property offers driveway parking and a double integral garage to the front. To the rear, the sunny garden is arranged over two levels and connects effortlessly with the main living space—perfect for modern indoor-outdoor living. The garden offers an exceptional setting for dining, entertaining, or simply relaxing. A standout feature is the superb bar area, currently housing the owners' pool table, though it could easily be reimagined to suit a range of lifestyle preferences. Priorslee itself offers excellent local amenities, including both primary and secondary schools, a medical practice, and a recently rebranded public house and restaurant. Telford Town Centre is less than a five-minute drive away, offering a wide range of shopping, dining, and leisure facilities. The new **Thomas Telford Primary School** is a short walk away accessed via a nearby footpath/national cycle route.

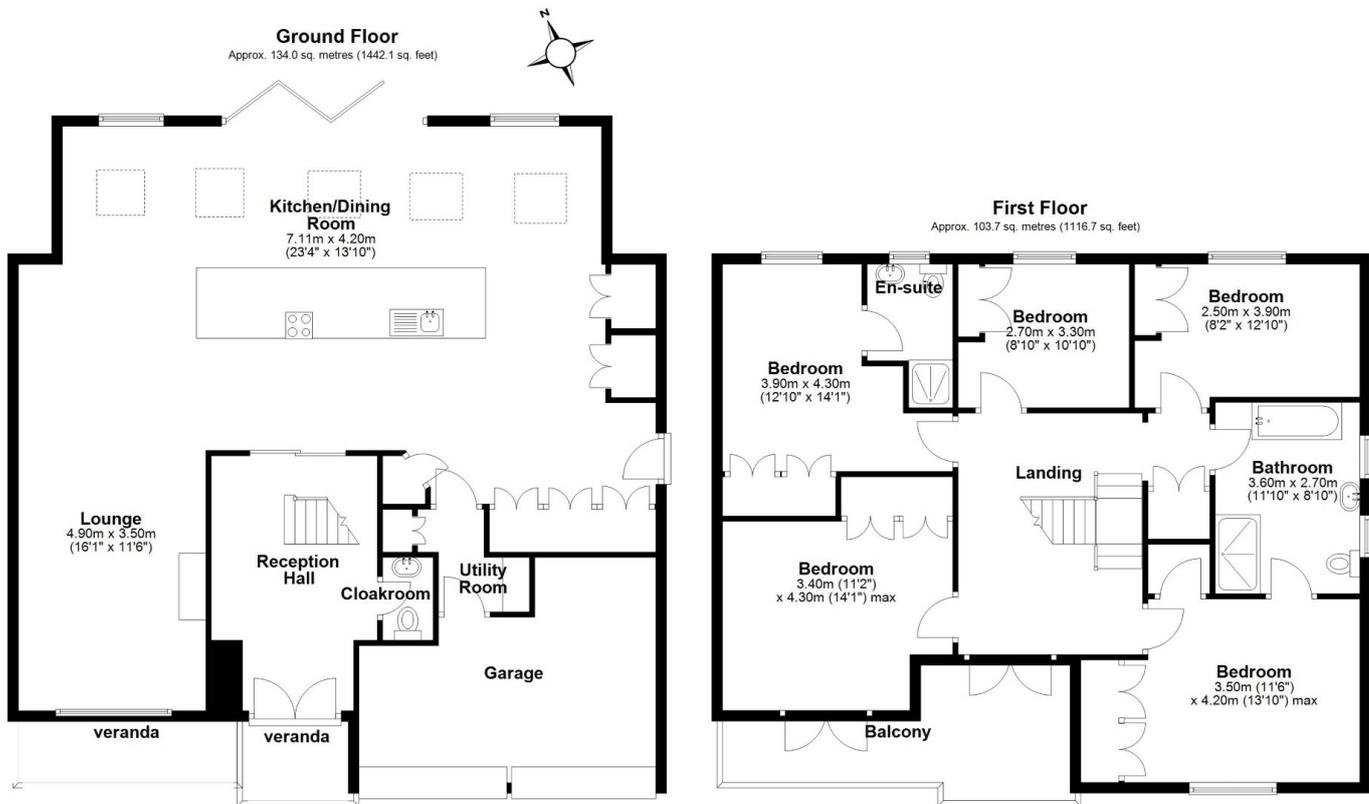












Total area: approx. 237.7 sq. metres (2558.8 sq. feet)  
8 Holly Oak Grove

**Tenure** Freehold    **Council tax** Band G

**Fixtures & Fittings**    Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 19th July 2025