



10 Greenford Drive, Priorslee, Telford, Shropshire, TF2 9WJ

BERRIMAN  
EATON

## 10 Greenford Drive, Priorslee, Telford, Shropshire, TF2 9WJ

A modern four bedroom detached family home close to the towns excellent amenities with an enclosed garden and single garage. OPEN TO OFFERS  
Telford town centre - 3 miles, Shifnal - 3 miles, Newport - 8 miles., Shrewsbury - 18 miles, Bridgnorth - 14 miles, Wolverhampton - 16 miles, Birmingham - 32 miles.  
(All distances are approximate).

### LOCATION

Priorslee is located just on the edge of Telford Town centre which offers an excellent range of amenities all within a short distance including schooling in both sectors and an array of sports facilities, together with excellent road networks including the M54 (Junction 4), along with regular bus services and railway stations.

### ACCOMMODATION

Approached through the front entrance with a covered canopy, the front door opens into the entrance hall, with stairs off to the first floor, understairs storage and a guest cloakroom/WC. The full length living room enjoys a dual aspect with French patio doors opening out to the garden. Across the hall is a separate dining room, which could also be used as a sitting room or home office. The breakfast kitchen is fitted with a range of matching base and wall units along with integrated appliances to include a fridge. freezer, oven/grill, gas hob, extractor and a dishwasher. A window and French patio doors give access to the garden. Leading off the kitchen is a separate utility providing the provision for a washing machine and dryer with a side door.

Stairs from the hall rise to the first floor landing providing loft access and a linen cupboard. The master double bedroom is fitted with two sets of double wardrobes. a further store cupboard and an en-suite shower room. a window looks out to the front elevation. There are three further bedrooms, with the second guest bedroom having fitted wardrobes. The spacious family bathroom comprises a white suite to include a WC, wash hand basin, bath and a separate shower.

The rear garden is enclosed and mainly laid to lawn with gated access to the side. The single garage, with driveway is positioned behind, having an up/over door to the front, lights and power connected with a boarded loft space above for storage.

### SERVICES

We are advised by our clients that all main services are connected. Verification should be obtained by your surveyor.

### COUNCIL TAX

Telford and Wrekin.  
Tax Band: E.

### TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained from your solicitor.

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Invited  
£350,000

EPC: B

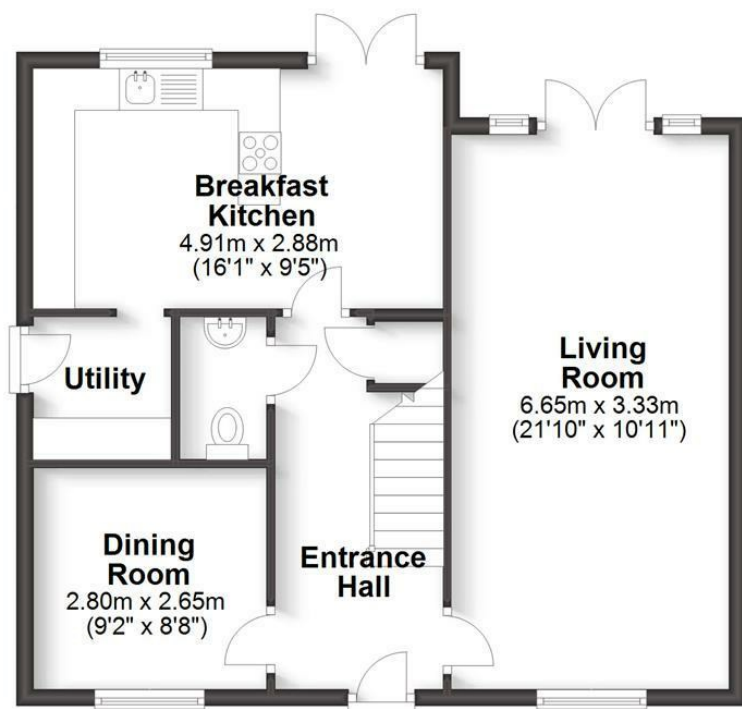
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



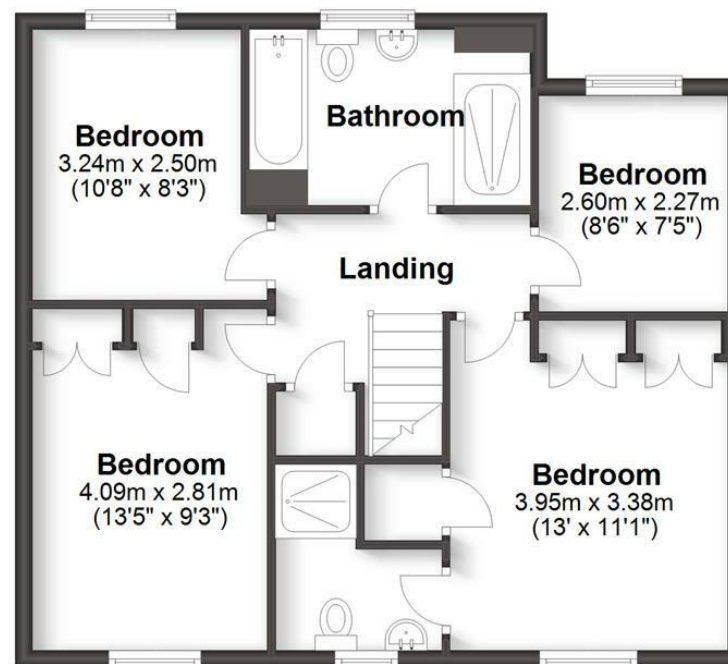
## 10 GREENFORD DRIVE PRIORSLEE, TELFORD

HOUSE: 119.5sq.m. 1,285.9sq.ft.  
GARAGE: 19.2sq.m. 207.1sq.ft.  
**TOTAL: 138.7sq.m.1,493.0sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

