

# Estate Agents Letting Agents Surveyors & Valuers

23 - 25 High Street

Newport

Shropshire

TF10 7AT

01952 812519

[sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)



**West Winds 2 Glen Brook Road, Priorslee, Telford, TF2 9QY**  
**Offers In The Region Of £495,000**



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## Offers In The Region Of £495,000



Priorslee is a well established and much favoured residential area of Telford and is located about 1.5 miles from Telford Town Centre, with its covered shopping complex, Southwater Leisure development and retail parks. Local amenities available within Priorslee include a pharmacy and convenience store. A primary and secondary school are also nearby, as is Priorslee Lake, which offers a pleasant place to walk. The local pub/restaurant has recently become a Smokehouse and is now a popular local venue. There are good road links to the M54 and A442, providing access to Shrewsbury, Wolverhampton and the West Midlands. Telford Central train station is approximately 1 mile way.

### Available with No Upward Chain

West Winds is a detached three bedroome bungalow build on a large corner plot, with a double garage, plenty of driveway parking and gardens to the front and rear. The bungalow has been built and subsequently extended with the needs of wheelchair users in mind, and currently has ramps to facilitate easy access to the property from every doorway. The property benefits from P.V. panels, CCTV (internal and external) and connected alarm system.

The property in more detail:-

### Entrance/Through Hall

Glazed wooden front door with double glazed side panel opens to a wide hallway with doors to most rooms including a cloak room/storage cupboard and a double cupboard housing a hot water cylinder. Radiator.

### Breakfast/Kitchen

11'10" x 15'3" (3.61 x 4.67)  
having a range of white base and wall mounted units, including two corner units, a full height pantry style cupboard and a four drawer unit. Stainless steel single basin single drainer sink unit with integrated dishwasher beneath. Under counter fridge. Gas hob with extractor hood over. Integrated electric double oven/grill. Diamond patterned leaded wood framed double glazed windows with front and side aspects. Tiled splashbacks and tiled floor. Radiator. Space for table and chairs. Door to

### Utility

4'11" x 10'11" (1.50 x 3.34)  
having space and plumbing provision for a washing machine and tumble dryer. Space for larder style fridge freezer. Radiator. External door to side of property with ramp access. Door to garage which currently has a ramp providing access.

### Cloakroom/W.C.

having wash hand basin and low level flush W.C. Radiator. Wood framed lead detailed patterned double glazed window with front aspect.

From the kitchen door into

### Lounge/Dining Room

23'9" x 19'6" (max) (7.26 x 5.96 (max))  
Dining area with radiator and wood framed lead detailed double glazed window with side aspect.

Lounge with uPVC framed patio doors opening to the rear garden with ramp access. Wood framed lead detailed double glazed window. Radiator.

Double doors to hallway.

### Bathroom

a fully tiled room having a white suite comprising sink with integrated vanity unit below and mirrored cabinet above. Panelled bath. Low level flush W.C. Radiator and useful storage cupboard. Wood framed lead detailed patterned double glazed window.

### Principal Bedroom

18'9" x 13'10" (5.74 x 4.24)  
with uPVC framed double glazed patio door with ramp access to the rear garden. Fitted double wooden wardrobes to one wall. Radiator.

### En-suite Shower Room

being fully tiled with white suite comprising shower cubicle having mains fed shower and sliding door, wash hand basin with integrated vanity unit below and mirrored cabinet above. Low level flush W.C. Radiator. Wood framed lead detailed double glazed window with patterned glass.

### Wet Room

15'9" x 8'1" (4.81 x 2.47)  
Also accessed off the main bedroom via a sliding door is a fully fitted wet room with shower area containing a seat, power shower and fixed dryer. High level toilet/bidet with elbow operated flush. Wash hand basin with mirrored cabinet over. Dual aspect uPVC double glazed patterned leaded windows.

### Bedroom Two

10'4" x 11'11" (3.16 x 3.65)  
having large built-in double wardrobe with mirrored doors. Wood framed lead detailed double glazed window with front aspect. Radiator.

### Bedroom Three

10'4" x 10'4" (3.16 x 3.15)  
having built-in double wardrobe. Wood framed lead detailed double glazed window with front aspect. Radiator.

### Outside

The property is approached over a tarmacadem driveway providing parking for at least three vehicles and leading to a double Garage (5.27m x 5.96m) having an electric up/over door, power and light. The front garden is laid to lawn lawned with maintained borders and slabbed pathways running around each side of the property, with gated access behind the garage and to the right of the bungalow.

The private rear garden is not directly overlooked and is laid mainly to lawn with borders filled with heathers and laurel bushes. A slabbed path extends around the perimeter of the bungalow with an area of patio suitable for an outdoor table and chairs.

### Additional Information

CCTV: Viewers should be aware that this property is monitored by CCTV which

records 24/7, both internally and externally and is connected to the alarm system.

**COUNCIL TAX:** We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band F.

**EPC RATING:** B (84)

**TENURE:** We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

**SERVICES:** We understand that mains water, electricity, gas and drainage are connected.

**BROADBAND AND MOBILE SERVICES:** We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors are not aware of any mobile black spots within the property.

**ADDITIONAL CHARGES:** We understand that no additional charges are payable. (e.g. car chargers, solar panels)

**RIGHTS AND RESTRICTIONS:** We are aware of a covenant on the strip of land on the road side of the property close to the boundary wall which is the homeowners responsibility.

**FLOODING ISSUES:** The property has not been subject to flooding in the past five years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendors of not aware of any planned developments or planning permissions.

**COAL FIELDS/MINING:** The vendors are not aware of any mining related issues having affected the property. Telford is an historic mining area and potential buyers are advised to make their own enquiries with regards to this.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

#### Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there

is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

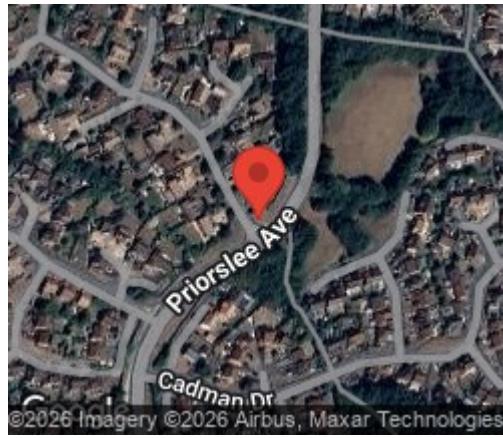
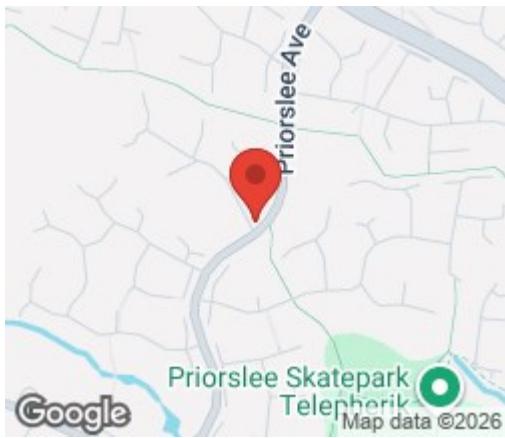
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. **AML Regulations:** to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

**HOMEBUYERS SURVEYS AND VALUATIONS** undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

**PROPERTY LETTING** – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.