

## Sycamore Cottage. 5 Priors Gate, Priorslee. Telford TF2 9NY

"Sycamore Cottage" is a Wonderfully Appointed Two Bedroom Semi Detached Home tucked away in a private drive and named after the majestic tree positioned in the secluded rear garden. This convenient location in Priors Gate benefits from a handy convenience store, a pharmacy, a children's nursery just minutes away and its also in the catchment area for great local schools as well as Priorslee Academy and Wolverhampton University Shropshire campus. Telford town centre offering a wide range of shopping, dining and leisure facilities is within easy reach along with access to rail services running from Telford Central Station to Shrewsbury, Birmingham and onwards to London Euston as well as the M54 being easily accessible. The current owner has created a lovely home having tastefully upgraded "Sycamore Cottage" in recent years with a remodelled breakfast dining kitchen and house bathroom. On entering the property an Entrance Hall welcomes you connecting to a beautifully decorated Downstairs Cloakroom, an eye catching contemporary well equipped Breakfast Dining Kitchen with a good mix of cupboards, and a stylish light and bright attractive through Lounge/Dining Room giving rear garden access. To the upper floor which is equally spacious, a Principle Bedroom has its own beautifully appointed En Suite Shower Room, with the the further double bedroom being served by a wonderful House Bathroom.

**ACCESS** The property sits within a private tarmac driveway with an allocated parking space and a visitor space. A gravelled and gated side access bordered with a wall flanked with a grass bank which rises to the road along the property boundary and proceeds to the walled and fenced rear garden.

## Overview

- A Wonderfully Appointed Two Bedroom Semi Detached Home with Off Road Parking and a Delightful Private Enclosed Rear Garden
- Entrance Hall with an attractive Downstairs Cloakroom
- A Delightful Light and Bright Dual Aspect Lounge with Rear Garden Access
- Well Equipped Contemporary Kitchen with an Array of Eye Catching Cupboards and Work Surfaces
- Spacious Upper Floor Accommodation - Master Bedroom with Its Own En Suite Shower Room
- Further Double Bedroom Served by a Wonderful House Bathroom
- Full Double Glazing and Combi Gas Central Heating
- Close to Amenities, a Pharmacy and Local Schooling

**ACCOMMODATION** A most attractive **ENTRANCE DOOR** inset with a stained glass feature quarter light opens into the **ENTRANCE HALL** - Laid with high quality wood effect modern flooring which continues through into the kitchen and downstairs cloakroom and having a rear aspect window, radiator, two ceiling light points, and a staircase to the first floor with a useful open storage area beneath. **DOWNSTAIRS CLOAKROOM** Of good proportions with a rear aspect privacy window, a radiator, ceiling light, a wall mounted hand wash basin and W.C. **BREAKFAST DINING KITCHEN** Overlooking the frontal aspect and having a range of contemporary eye level and base cupboards topped with sleek marble effect work surfaces and attractive wall tiling as well as a stainless steel sink having space and plumbing beneath for a washing machine, an induction hob with a chimney extractor over and an electric oven beneath, a cupboard housing the Combi gas central heating boiler, radiator, two ceiling lights and an integrated fridge/freezer. **LOUNGE** A through room having the benefit of two aspects creating lots of natural light with a window overlooking the front of the property and French doors opening into the private enclosed rear garden to enjoy al fresco dining during the warmer seasons. A stylishly presented room with ceiling lighting, a radiator giving warmth and tastefully decorated with flooring laid to carpet creating a cosy atmosphere to enjoy dining or relaxing on comfy sofas.

A carpeted turning balustraded staircase rises from the entrance hall to the **FIRST FLOOR GALLERIED LANDING** Having a stairhead window overlooking the rear aspect, a ceiling light, hatch to boarded loft and doors to all rooms. **PRINCIPLE BEDROOM** Overlooking the frontal aspect and having radiator, ceiling light, carpet and a door to: **EN SUITE SHOWER ROOM** Having a rear aspect privacy window, extractor fan, ceiling light, wood effect high quality flooring, radiator, and beautifully appointed with a corner tiled shower enclosure, a new electric shower, pedestal hand wash basin, W.C. **BEDROOM TWO** Overlooking the frontal aspect and having carpet, ceiling light, radiator. **HOUSE BATHROOM** Having a privacy window, ceiling light, radiator, extractor fan, a most attractive tiled effect floor and a contemporary suite with a panelled bath, pedestal hand wash basin and W.C.

**REAR GARDEN** A real feature of this private walled and fenced garden is the wonderful Sycamore tree creating a shady corner for relaxing beneath during the summer together with a paved dining area and a planted flower border giving colour and interest. **TELFORD AND WREKIN COUNCIL TAX BAND C EPC RATING: C DIRECTIONS:** From the A5 at The Limekiln Roundabout take Castle Farm Way and continue along turning second right into Priorslee Avenue. Follow the road along taking the first exit left onto Priors Gate at the mini roundabout. Proceed straight ahead alongside the Co op where you will find the property sitting within a small private drive in Priors Gate.





## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

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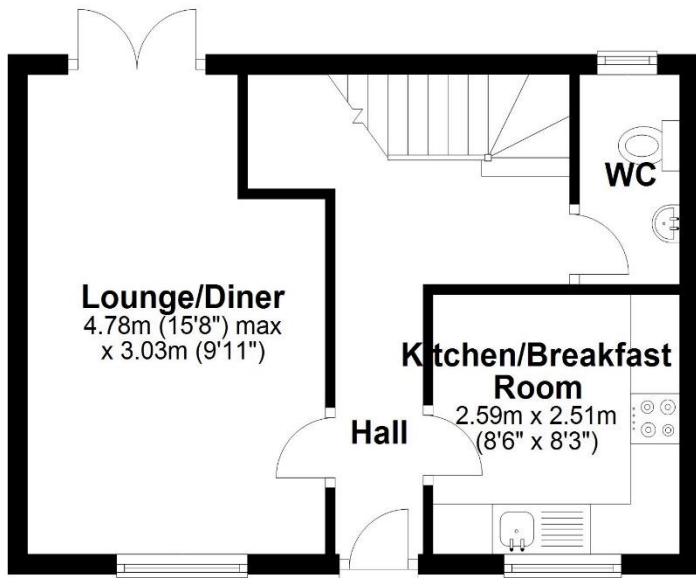


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710



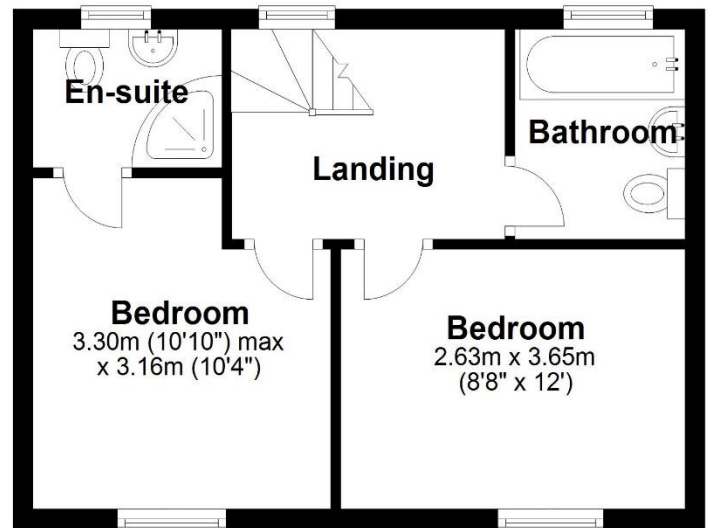
### Ground Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



### First Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



**Total area: approx. 72.4 sq. metres (779.7 sq. feet)**

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