



SAMUEL WOOD

4 Chilcombe Drive, Priorslee, Telford, Shropshire, TF2 9TD

Offers Over £475,000



4 Chilcombe Drive

Priorslee, Telford, Shropshire, TF2 9TD



- Beautifully Presented Family Home
- En-Suite To Master
- Meticulously Landscaped Gardens
- Converted Garage For Additional Living Space
- Gas Central Heating
- Four Well Proportioned Bedrooms
- Sought After Cul-De-Sac Position
- High Specification Open Plan Kitchen Diner
- Contemporary Family Bathroom
- EPC Rating B

Samuel Wood is delighted to offer for sale this beautifully presented family home on Chilcombe Drive, Priorslee, Telford. The property boasts spacious contemporary living complemented by meticulously landscaped gardens, large driveway and a converted detached garage as an additional living space. Occupying a private cul-de-sac position close to amenities such as shops, medical practice, pubs, restaurants, within very good school catchment and close to practical road links. Viewing is highly recommended by the selling agent.

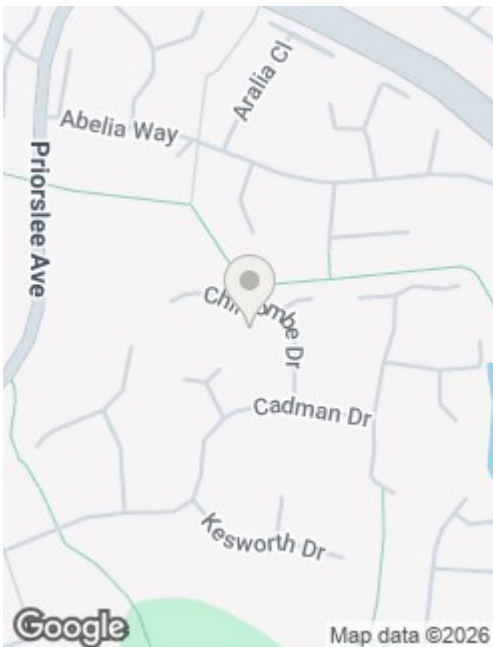
Occupying a delightful cul-de-sac position in the highly sought-after Priorslee area of Telford, 4 Chilcombe Drive is an impressive four-bedroom detached family home offering beautifully presented and versatile accommodation throughout. The ground floor is entered via a welcoming entrance hallway which provides access to a convenient guest WC, a spacious living room featuring an attractive fireplace and double doors opening onto the rear patio, creating an ideal space for both relaxing and entertaining. The hallway also leads through to a superb high-specification open-plan kitchen diner, complete with a range of integrated appliances and ample dining space, while a practical utility room accessed from the kitchen provides additional convenience and direct access to the garden. The former double garage has been thoughtfully converted to create valuable additional living space, perfectly suited for a family room, home office or playroom.

To the first floor, the property continues to impress with four well-proportioned bedrooms designed to accommodate modern family living. The generous principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom finished to a high standard. Each room enjoys an abundance of natural light and offers flexible space for growing families, guests or home working requirements.

Externally, the home is complemented by meticulously landscaped rear gardens which provide a private and peaceful outdoor setting ideal for entertaining and relaxation. A pleasant summer house adds further versatility and charm to the garden space, while the rear patio creates an excellent area for outdoor dining. To the front of the property, a substantial driveway provides off-road parking for up to four vehicles, enhancing the practicality of this exceptional family home.







Directions

What3words: ///failed.mixing.showering

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 8Mbps, Superfast 66Mbps & Ultrafast 1800Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.



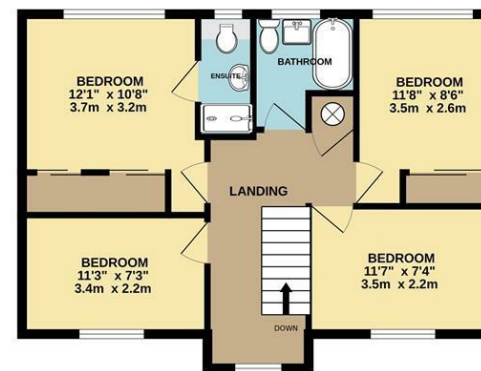


Floor Plans

GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk