

## 10 Brookvale Road Telford TF2 9RL

An Attractive and Impressively Spacious Four Bedroom Detached Residence ideally situated in a prestigious established neighbourhood within Priorslee just moments away from a convenience store, farm shop, medical practice and for those seeking a home close to schools, Priorslee Academy is on the doorstep and further highly regarded schooling is only a short distance away in Telford along with a wider choice of amenities, shops, restaurants and leisure facilities. Telford Central station is also handy for commuters with regular services running to Shrewsbury, Birmingham and beyond to London Euston. 10 Brookvale Road commands a substantial plot with ample driveway parking fronting double garaging and beautifully laid out gardens. The delightful accommodation arranged over two floors, perfect for a growing family welcomes you into a sizeable Entrance Hall with rooms radiating off flowing through into the striking contemporary Downstairs Guest Cloakroom, an elegant Lounge connecting to a formal Dining Room and a South Facing Conservatory giving plenty of room for family and friends to gather for supper or host parties. Furthermore a well appointed Kitchen fitted with an array of cupboards and storage space connects to a Breakfast Dining Room but could be used as a Study or Children's Playroom to suit a family's needs. Stretching out across the upper floor a lovely Principle Bedroom Suite provides a peaceful retreat at the end of a day with a gorgeous contemporary Wet Room adding the perfect finishing touch. Three further generous sized bedrooms and a superbly appointed Family Bathroom give ample space for all the family or visiting guests. The property comes to the market with NO UPWARD CHAIN.

**ACCESS** The property is approached over a paved road and a tarmac driveway fronting the double garaging with gated side access to the rear garden and a walled bin storage area sitting to the further side of the property. The front garden is laid to lawn with a paved pathway giving access to the entrance porch.

## Overview

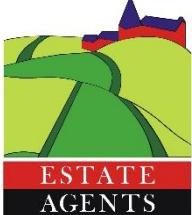
- An Attractive and Impressively Spacious Four Bedroom Detached Residence Sitting in a Prestigious Established Neighbourhood Within Priorslee
- Within Easy Reach of a Convenience Store, Farm Shop, Medical Practice and Priorslee Academy
- A Striking Contemporary Downstairs Guest Cloakroom Sits Just Off the Entrance Hall
- An Elegant Light and Bright Lounge Adjoins the Formal Dining Room and Conservatory

**ENTRANCE PORCH** Having a glazed entrance door with a glazed side panel, wood effect floor, ceiling light and an inner timber door opening into: **ENTRANCE HALL** Having carpet, a feature privacy window overlooking the formal dining room, two ceiling lights, radiator, a staircase to the first floor having open space beneath and doors to all ground floor rooms. **DOWNSTAIRS GUEST CLOAKROOM** Strikingly appointed with wood effect flooring, part tiled walls, a heated towel rail, and high quality contemporary appointments comprising of a vanity unit inset with hand wash basin and an enclosed flush **W.C.** **LOUNGE** A large, comfortable and elegant room featuring a beautiful fireplace with a decorative surround, marble hearth and back, flooring laid with carpet, a dado rail, ceiling rose with lighting below, two radiators creating a cosy feel during the winter months, and there's an abundance of natural light streaming in through a large window overlooking the delightful frontage along with the conservatory enjoying an aspect over the picturesque rear garden. Glazed sliding doors open into the conservatory and Interconnecting doors also give access to the formal **DINING ROOM** Having a window overlooking the rear garden aspect, radiator, ceiling light point, carpet and there's ample space for a grand table and chairs to enjoy family mealtimes. **CONSERVATORY** solid hardwood and aluminum Amdiga construction, roller blinds to all windows and having flooring laid to ceramic tiles, two electric panel heaters giving warmth during the winter months and doors opening into the rear garden. **KITCHEN** Also enjoying an aspect over the rear garden and having a wood effect floor, ceiling and under cupboard lighting giving evening illumination while creating family meals on the ample counter space with wall tiling alongside and inset with a one and a half bowl sink and drainer, a comprehensive range of eye level and base cupboards with tiled splashbacks and incorporating a four ring gas hob with extractor hood over together with an integrated dishwasher, fridge and a double electric oven with grill. There's also a door conveniently opening into the double garage and an archway takes you into the **BREAKFAST DINING ROOM** - Which could also be used as a Study or Children's Playroom to suite a family's needs. Having a side aspect window and French doors opening into the rear garden, wood effect flooring, ceiling light point, two radiators and a wall mounted cupboard housing the Potterton gas central heating boiler.

A balustraded and carpeted staircase with dado rail rises from the entrance hall to **FIRST FLOOR LANDING** - Having a loft access hatch, ceiling light point, a shelved airing cupboard housing the hot water cylinder and doors to all rooms. **PRINCIPLE BEDROOM SUITE** A light and bright room having a pleasing outlook towards the front of the property and featuring attractive built in mirrored wardrobes along with a dressing table unit sitting within a recess. The room is laid to carpet and there's a radiator, ceiling light point and a door opening into: **EN SUITE WET ROOM** Tastefully appointed and beautifully designed having most attractive wall tiling and floor covering, a spacious wet room area with a shower screen alongside, an overhead rain head shower and a hand held shower attachment along with a ceramic counter top hand wash basin mounted on a stylish vanity unit with soft close drawer beneath and a fabulous wall mounted illuminated mirror above together with an enclosed flush **W.C.** A modern wall mounted cupboard also gives further storage. **BEDROOM TWO** A further double sized room overlooking the frontal aspect and having carpet, radiator, dado rail and ceiling light point. **BEDROOM THREE** Overlooking the rear aspect and again double sized having carpet, radiator, ceiling light point. **BEDROOM FOUR** Another room of good proportions overlooking the rear aspect and having radiator and ceiling light point. **FAMILY BATHROOM** Having a privacy window overlooking the rear aspect, tiled effect flooring, radiator, ceiling light and a suite comprising of a panelled bath with wall tiling alongside, a folding shower screen and a mixer tap with shower attachment along with a pedestal hand wash basin and **W.C.**

**REAR GARDEN** This picturesque South facing garden enjoying a sunny aspect has been lovingly created laid with a paved patio wrapping around the side of the property housing a timber garden shed, well stocked flower beds and borders filled with a variety of colourful established perennials and specimen trees surrounding a well kept lawn giving a profusion of seasonal colour. A secluded paved dining area sits to the rear of the garden, a great place to enjoy the evening sunshine, and the perimeter is well screened with walling to the roadside and fence panelling to the further sides giving privacy. Furthermore a cold water tap is situated within the paved gated side access and there's a further tap within the patio area. **DOUBLE GARAGING** Having two roller shutter doors, a utility area within the left hand side of the garage housing a sink, cupboards, power points, space and plumbing for a washing machine and dryer and access to boarded roof space, Velux window and a door opening onto the rear garden. **DIRECTIONS:** From Redhill Roundabout on the A5, take Castle Farm Way and take the second turning right into Priorslee Avenue. Follow the road along taking the third turning right into Brookvale Road where the property sits on the right hand side. **SAT NAV POST CODE:** TF2 9RL







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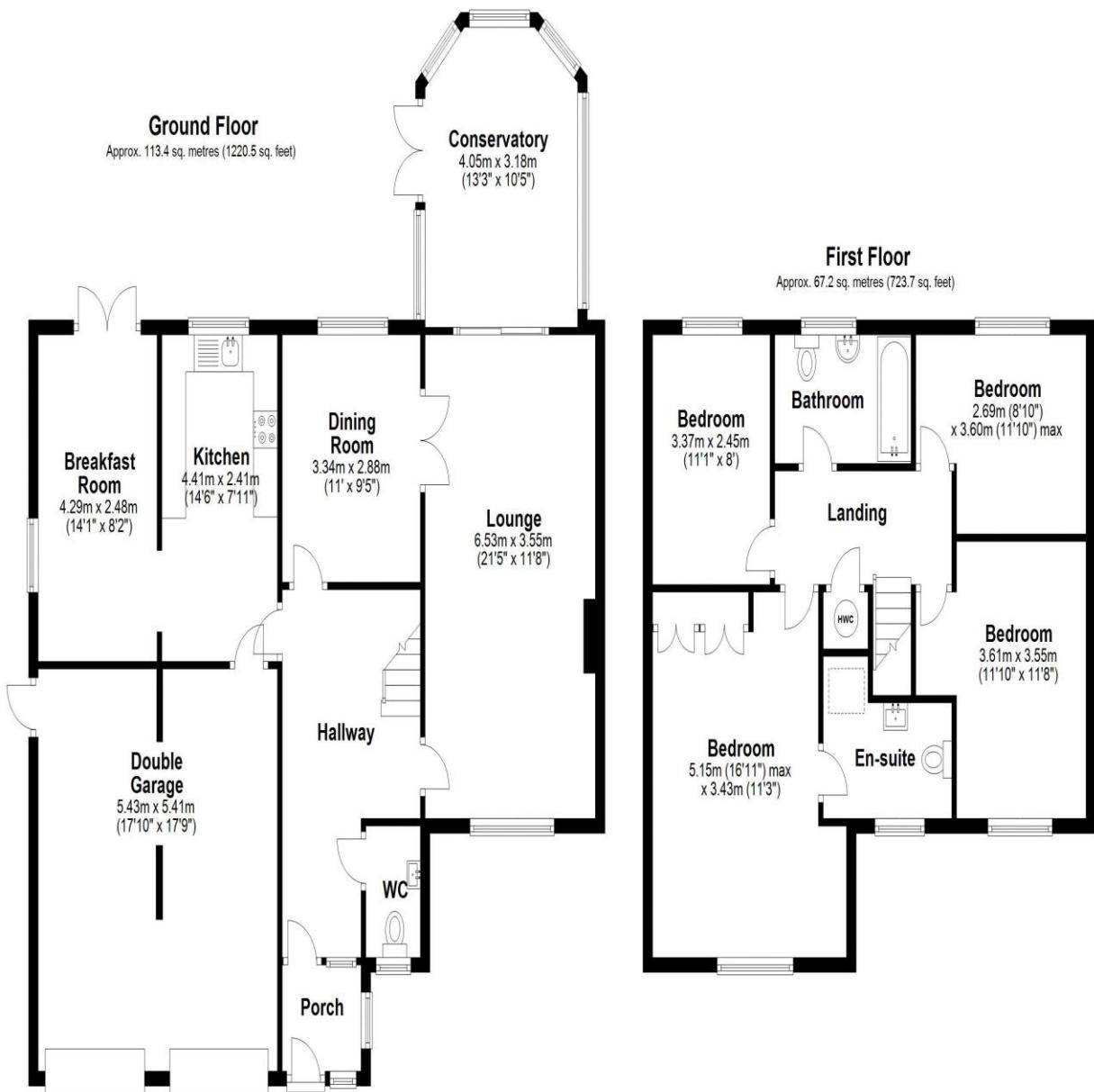
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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



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