



Helping *you* move



79 Old Toll Gate, St. Georges

This spacious and improved Detached House provides four Bedrooms and generous ground floor living accommodation ideal for the growing family. Conveniently located for the local Primary School and neighbourhood amenities.

Offers in the Region of

£325,000

79 Old Toll Gate, St. Georges, Telford, TF2 9FH.

Overview

- Detached House
- Lounge, Conservatory
- Dining Kitchen
- Utility Room, Cloakroom
- Master Bedroom with En-suite
- Three further Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Garage, Gardens
- EPC D. Council Tax D.



Location

Situated in the established residential locality of St. Georges being served by a local Primary School and Shop. The neighbouring Town of Oakengates offers a range of Shops, leisure centre and secondary school, whilst the Telford Town Centre is approximately 2 miles distant and offers an excellent range of shops and leisure facilities

Brief Description

This attractive Detached House is entered through a recessed Porch with entrance door into the spacious Entrance Hall having stairs to the first floor, doors to Kitchen and Lounge and a door to the Cloakroom with two piece suite. Following the accommodation to the left into the Lounge with windows to front and side, double doors open into the spacious Dining Kitchen which has a fantastic wall of built-in storage with sliding doors to the Dining Area which then flows through into the Conservatory; the Kitchen has a range of drawers, base and wall mounted units with complementary working surfaces and inset sink unit, hob with extractor over and integrated eye level double oven, provision for a dishwasher and fridge; a window overlooks the rear garden and French doors provide access to the patio. The Utility is accessed off the Kitchen with cupboards and provision for appliances and a door providing side access.



Stairs ascend to the first floor Landing - the Master Bedroom overlooks the front and has a useful storage cupboard and door into the En-suite with white three piece suite. Bedroom Two is on the front and has a feature built-in 'den' with useful storage space, half height airing cupboard. Bedroom Three is on the rear and currently has a fabulous castle style cabin bed with 'den' beneath with storage and wardrobe space. Bedroom Four is on the rear and the Bathroom has a white three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a tarmacadam driveway with adjacent block paviour frontage, artificial lawn and picket fencing. To the side of the single Garage a gate provides access into the rear garden with patio areas, soft play area, artificial lawn, decked patio and suitable hardstanding's for a shed and summer house.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band D

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Wellington proceed toward Ketley Brook roundabout and take the exit onto Holyhead Road, proceed long the B5061 to Greyhound roundabout and take the 3rd exit, turn left onto Furnace Lane merging onto Gower Street and then at the roundabout take the 1st exit onto Old Toll Gate - follow the road around to the right and the property will be found towards the back of the estate.

METHOD OF SALE

For Sale by Private Treaty.

WE32947.230323

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR

1ST FLOOR



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All measurements quoted are approximate:

CLOAKROOM 5' 6" x 4' 5" (1.68m x 1.35m)

LOUNGE 15' 8" x 11' 3" (4.78m x 3.43m)

DINING KITCHEN 22' 5" x 10' 7" (6.83m x 3.23m)

CONSERVATORY 11' 1" x 8' 8" (3.38m x 2.64m)

UTILITY ROOM 5' 7" x 9' 0" (1.7m x 2.74m) max.

MASTER BEDROOM 11' 5" x 11' 1" (3.48m x 3.38m) plus further recess areas

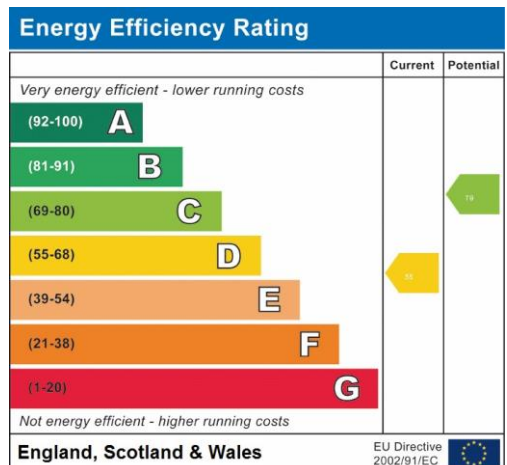
EN-SUITE 5' 1" x 4' 3" (1.55m x 1.3m) plus shower area

BEDROOM TWO 12' 4" x 9' 4" (3.76m x 2.84m)

BEDROOM THREE 9' 3" x 8' 5" (2.82m x 2.57m)

BEDROOM FOUR 9' 3" x 7' 9" (2.82m x 2.36m)

BATHROOM 7' 2" x 6' 1" (2.18m x 1.85m)



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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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 purposes 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.