



Helping *you* move



5 Lodge Road, St. Georges

A spacious, modernised, three bedroomed detached bungalow, sitting on a larger than average plot with double garage and off road parking for several vehicles. Potential for extension or building of an annexe, subject to planning consents and approvals. Attractive, low maintenance rear garden.

Asking price

£325,000

5 Lodge Road, St. Georges, Telford, TF2 9LR.

Overview

- Available with No Upward Chain
- Spacious, detached bungalow
- Dual aspect lounge
- Breakfast kitchen, utility area
- 15' rear aspect main bedroom
- Two further good sized bedrooms
- Modern shower room
- Large corner plot, attractive gardens
- Double garage, off road parking
- uPVC DG and Gas CH
- Potential to extend (subject to appropriate planning consents and approvals)
- Freehold. EPC: D. Council Tax: D



Location

Situated in the established residential locality of St. Georges being served by a local Primary School, shops, pubs and local cricket club. The neighbouring Town of Oakengates offers a range of Shops, leisure centre and secondary school, whilst the Telford Town Centre is approximately 3 miles distant and offers an excellent range of shops and leisure facilities alongside a mainline Railway Station.

Brief Description

This attractive detached bungalow is entered via recessed storm porch, with door opening into an enclosed porch. The through hall is spacious, with a dual aspect lounge to the left, having full height picture window to the front with additional side aspect window flooding the room with light. To the right hand side is the kitchen, fitted with a comprehensive range of white gloss fronted units having complementary working surfaces (including a breakfast bar) and contrasting tiling. Inset sink unit and gas hob having extractor over and oven below. Integrated dishwasher. A built-in storage cupboard houses the full height fridge freezer adjacent to a second built-in storage cupboard. Off the kitchen is the utility area, having full height glazed wall to one side and door to the rear garden.

To the rear of the bungalow, a spacious bedroom enjoys two sets of double built in wardrobes and outlook over the garden (there is the potential to add an en-suite if required). A second double bedroom with rear aspect and



good sized side aspect single bedroom all share the use of the modern shower room, fitted with a three piece white suite. It may be possible to extend the property into the loft or with an annexe to the side of the property if required (subject to appropriate planning consents and approvals). The accommodation benefits from gas central heating and uPVC double glazing with the lounge and double bedrooms also having air conditioning units (which can also provide additional heating if required). Externally, the property is approached through wrought iron gates set into a brick wall, over a recently block paved driveway providing ample parking space for several vehicles. To the side of the property is a large double garage with adjacent concertina style gates opening into an ornamental gravelled 'compound' which provides further off road parking space for caravan etc, or further building potential. The remainder of the delightful rear garden is laid to artificial lawn, decked seating space and low maintenance areas, bounded by mature hedges



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 the Railway Station roundabout in Oakengates, proceed along Uxacona Way towards Donnington, at the next roundabout, take the third exit to ascent Station Hill, towards St Georges. At the mini-roundabout in St. Georges town centre, continue straight over then take the third right hand turn into Lodge Road, where the property will be found on the left hand side, as the road bends to the right.

METHOD OF SALE

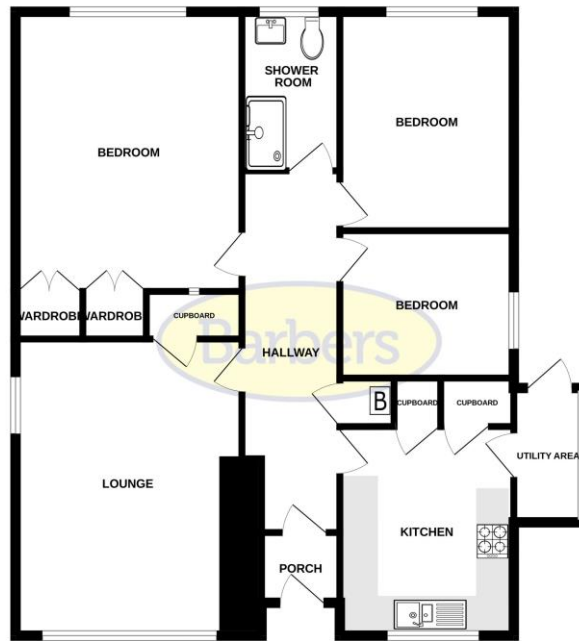
For Sale by Private Treaty.

Ref: WE34158.080923

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
1008 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.7 sq.m.) approx.
Made with Metreplan (2003)

All measurements quoted are approximate:

LOUNGE 16' 9" x 13' 9" max (5.11m x 4.19m)

BREAKFAST KITCHEN 11' 8" x 9' 9" (3.56m x 2.97m)

UTILITY AREA 7' 8" x 3' 9" (2.34m x 1.14m)

BEDROOM ONE 15' 2" x 13' 9" (4.62m x 4.19m)

BEDROOM TWO 12' 4" x 9' 9" (3.76m x 2.97m)

BEDROOM THREE 9' 9" x 8' 3" (2.97m x 2.51m)

SHOWER ROOM 9' 1" x 5' 3" (2.77m x 1.6m)

DOUBLE GARAGE 22' 0" x 14' 3" (6.71m x 4.34m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request

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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Email: wellington@barbers-online.co.uk



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.