



Helping *you* move



2 Castle Mews, St. Georges

This much improved and beautifully presented semi-detached house provides two Bedrooms, an open plan living area, modern shower room and allocated parking, with enclosed rear garden. Conveniently located for a range of local neighbourhood amenities and education facilities.

**Offers Over
£165,000**

2 Castle Mews, St. Georges, Telford, TF2 9GR.

Overview

- Semi-detached house
- Beautifully presented
- Open plan living area
- Spacious fitted kitchen area
- Modern shower room
- Two bedrooms
- Dressing area to 2nd bedroom
- Allocated parking to front
- Low maintenance gardens
- Electric heating
- Air conditioning (kitchen/bedroom 1)
- EPC E, Council Tax B



Location

Situated in the established residential locality of St. Georges being served by an OFSTED 'Outstanding' rated local Primary School, chain convenience store and leisure amenities. The neighbouring Town of Oakengates offers a wider range of shops, leisure centre, theatre and secondary school, whilst the Telford Town Centre, being approximately 2 miles distant, offers an even wider range of shops and leisure facilities

Brief Description

Having been much improved by the current owners, this semi-detached home is approached over a low maintenance courtyard style garden. The entrance door opens directly into the open plan ground floor, with the lounge area being located towards the front of the property. The kitchen area has been fitted with a range of attractive units of base mounted units with contrasting work surfaces and matching upstands. A useful breakfast bar provides plenty of space to sit, socialise and eat. Whilst the oven and ceramic hob are included in the sale, all other appliances are available by separate negotiation (including dishwasher, washing machine and fridge freezer). An air conditioning unit sits at high level. There is a door and window to rear, and useful under-stairs cupboard with power.



To the first floor, the full width bedroom one has a rear aspect window and air conditioning unit. Bedroom two enjoys a front aspect with a handy dressing area off to the side, providing plenty of storage space. The refitted shower room features a shower cubicle with rainhead style shower and WC with concealed cistern and wash basin set into a modern vanity unit. The accommodation benefits from electric heating, air conditioning (to the kitchen area and bedroom one) and wooden framed double glazed casement windows.

Externally, the rear of the property features a low maintenance rear garden with side access gate to the front of the property. The shed and hot tub are available by separate negotiation.



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 B (currently £1,532.70 for 2024/25)

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Gas is not currently in use at the property. Heating and cooling is via electric heaters / air conditioning units. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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 A442 Queensway in a northerly direction, come off at The Greyhound Interchange and take the third exit off into Station Road. Follow this road down to the roundabout and take the third exit off into Uxacona Way and continue to the next roundabout - take the second exit into Station Hill. Proceed up the hill to the top and at the mini roundabout turn right into Stafford Street, then first left into Castle Mews (just opposite the Co-op store), where no.2 will be found on the left hand side.

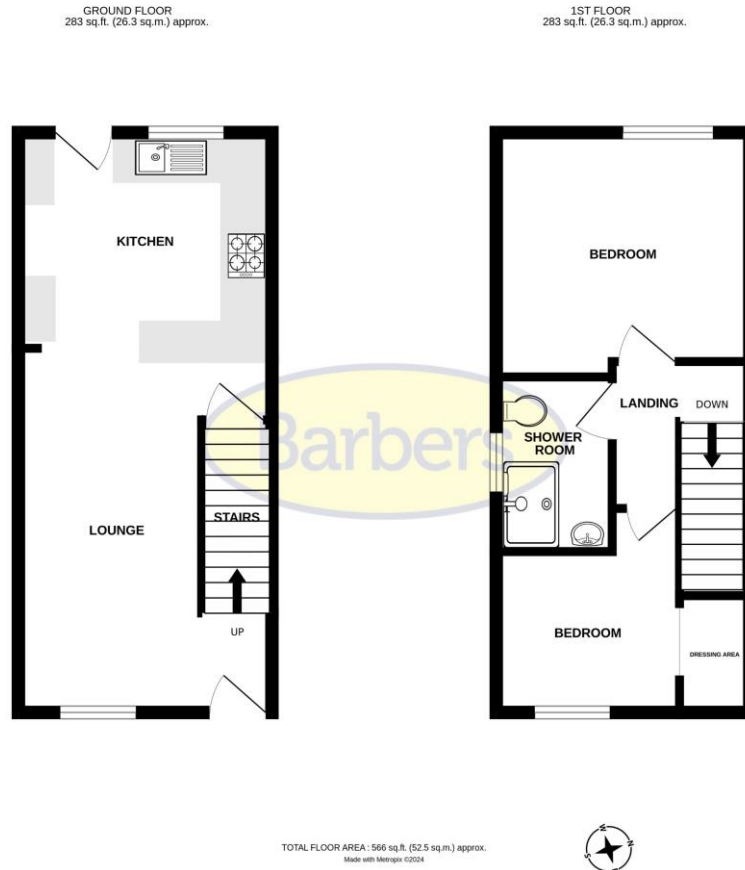
METHOD OF SALE

For Sale by Private Treaty.

WE35148.220424

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.



All measurements quoted are approximate:

OVERALL OPEN PLAN GROUND FLOOR AREA 25' 6" max x 11' 1" max
(7.77m x 3.38m)

LOUNGE AREA 13' 1" x 8' 0" min (11'1" max) (3.99m x 2.44m)

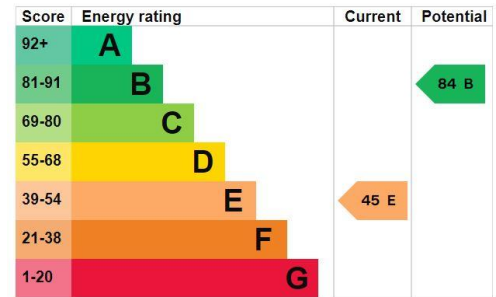
KITCHEN AREA 12' 5" x 11' 1" (3.78m x 3.38m)

BEDROOM ONE 11' 1" x 9' 4" min (10'1" max) (3.38m x 2.84m)

BEDROOM TWO 8' 0" x 7' 11" (2.44m x 2.41m)

DRESSING AREA 6' 0" x 2' 7" (1.83m x 0.79m)

SHOWER ROOM 7' 8" x 5' 0" (2.34m x 1.52m)



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.