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### Summerhill, Limekiln Bank, St Georges, Telford

A true gem built in 1959 for the current owners and never occupied by anyone else. This high-quality, extended 4 Bedroom home sits on a large garden plot. The accommodation includes a welcoming Entrance Hall, modern Kitchen, Dining Room with Garden views, Sitting Room, Utility Room, and a Balcony. The property has an attractive frontage with ample Parking and spacious rear Gardens with a paved patio.

Offers in the Region of  
**£395,000**



# Summerhill, Limekiln Bank, St Georges, Telford

## Overview

- Well Maintained, Extended, Detached Family Home
- Four Good Sized Bedrooms
- Entrance Hall, Kitchen
- Ground Floor W.C, Utility Room
- Dining Room, Sitting Room
- Family Bathroom
- Garage
- Stunning Gardens with Lovely Terrace
- Council Tax Band E
- EPC Rating – D



## BRIEF DESCRIPTION

A true gem of a property, built for the current owners in 1959 and never occupied by anyone else. This high-quality home has been extended over the years to provide spacious 4-bedroom accommodation on a large garden plot. The living spaces include a large, welcoming entrance hall, a modern, high-quality kitchen, a separate dining room with garden views, a pleasant sitting room, a rear utility/boot room with access to a large storage cupboard, and a ground floor WC. The first floor, accessed via a split staircase, features 4 lovely bedrooms, a large bathroom with a bath and shower, and one bedroom with a large balcony overlooking the rear gardens. Externally, the property boasts an attractive frontage with ample parking. The rear gardens are significantly larger than average, featuring an elevated paved patio and beautiful lawns.

## LOCATION

St Georges is a long established former village style residential locality on the eastern fringe of Telford, a little over one mile north of the Telford town centre with its wide range of recreational and shopping facilities, including the Southwater development. It is also within easy reach of the M54 motorway and the town's central railway station.



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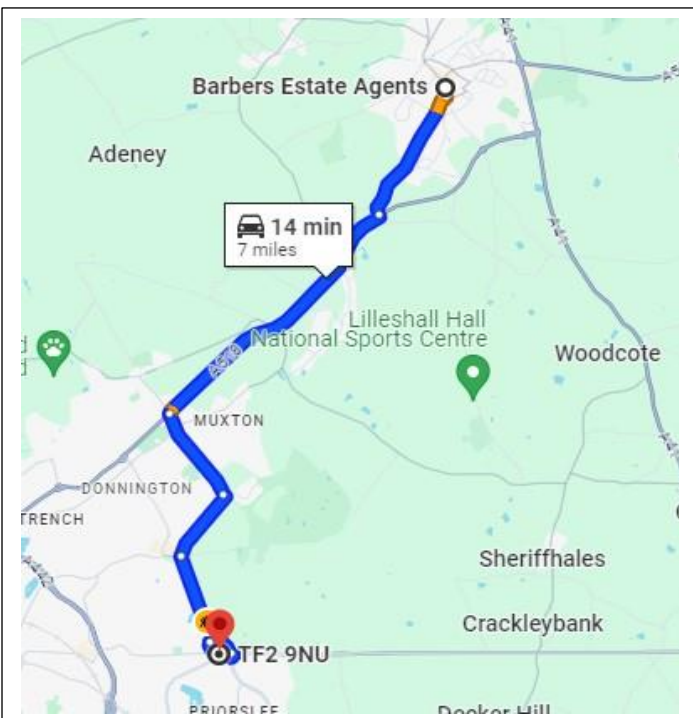


**USEFUL INFORMATION: TO VIEW THIS**

**PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

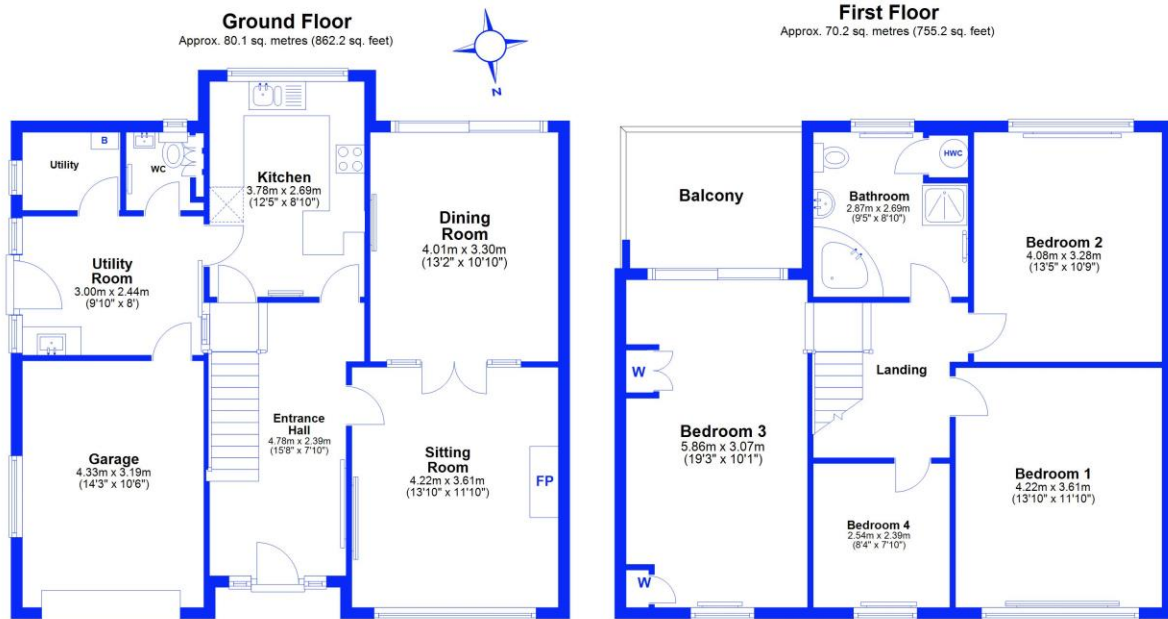


**DIRECTIONS:** From Telford Town Centre at the Hollinswood Interchange, take the 3rd exit onto A5. At the roundabout, take the 2nd exit onto St. George's Bypass/A5, continue to follow A5 for 0.4 miles, then continue straight onto Telford Way/A5. At the roundabout, take the 1st exit onto Redhill Way/A4640, then turn left onto Checkley Lane, then turn left onto Cricketers Lane. At the roundabout, take the 1st exit onto Limekiln Bank and the property will be located on the right hand side.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

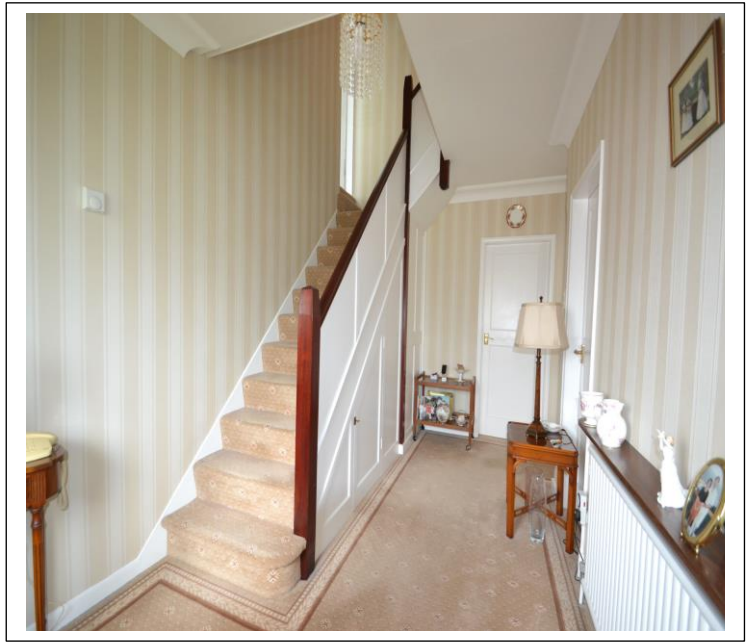
**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity.





This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

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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 820 239

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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.