



Helping *you* move



41 St. Georges Avenue, St. Georges

An attractively presented Semi-Detached House offering three Bedrooms, Kitchen / Diner and a pleasant tiered rear garden. Conveniently placed for access to the local Schools and facilities.

Offers in the Region of

£220,000

41 St. Georges Avenue, St. Georges, Telford, TF2 9FZ

Overview

- Semi-Detached House
- Lounge
- Kitchen / Dining Room
- Cloakroom, Bathroom
- Master Bedroom with En-suite
- Two further Bedrooms
- Tiered Rear Garden
- Driveway, Double Glazing
- Gas Central Heating
- Council Tax C
- EPC rating B



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

A well presented Semi-Detached House, considered ideal for first time buyers. The accommodation comprises entrance hall with stairs to the first floor and door off into the Lounge with window to front; door into the inner hall with under stairs storage cupboard and cloakroom off with two piece suite. The fitted Kitchen / Diner overlooks the rear garden and has a range of base and wall mounted units with complementary working surfaces, inset sink, oven and hob with extractor over and provision for washing machine. French doors open out to the rear garden.

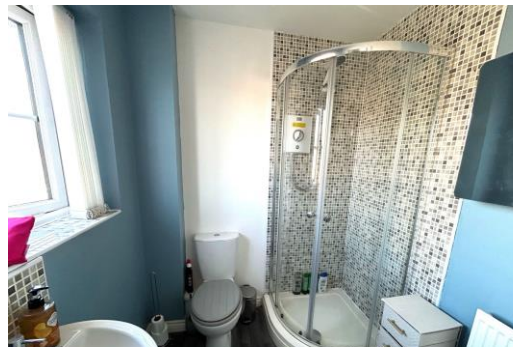


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Stairs from the hall ascend to the first floor Landing with access to loft space and Bathroom with three piece suite. There are two Bedrooms overlooking the rear and the master Bedroom is on the front with a built-in wardrobe and door to the En-suite Shower Room. Internally, the accommodation benefits from gas central heating and double glazing.

Externally, there is a lawned rear garden with paved patio area, along with useful side area and terraced garden area to the rear, with decked seating area. To the side of the property is a driveway.



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. There is a current Service Charge of approx. £100 per annum payable to Trinity Management Company for communal ground maintenance.

LOCAL AUTHORITY

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

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 Junction 4 off the M54 proceed up Castle Farm Way to Limekiln Roundabout and take the third exit into Redhill Way. At the roundabout turn left into Cloisters Way and then left at the junction into St. Georges Avenue. The property will be found a short way along on the left.

METHOD OF SALE

For Sale by Private Treaty.

WE 36613 170924

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.



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All measurements quoted are approximate:

LOUNGE 13' 9" x 12' 0" (4.19m x 3.66m)

CLOAKS 6' 0" x 3' 6" (1.83m x 1.07m)

KITCHEN / DINER 15' 6" x 9' 6" (4.72m x 2.9m)

BEDROOM ONE 9' 10" x 9' 9" (3m x 2.97m)

EN-SUITE 5' 9" x 5' 5" (1.75m x 1.65m)

BEDROOM TWO 10' 4" x 8' 8" (3.15m x 2.64m)

BEDROOM THREE 10' 3" x 6' 7" (3.12m x 2.01m)

BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

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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.