



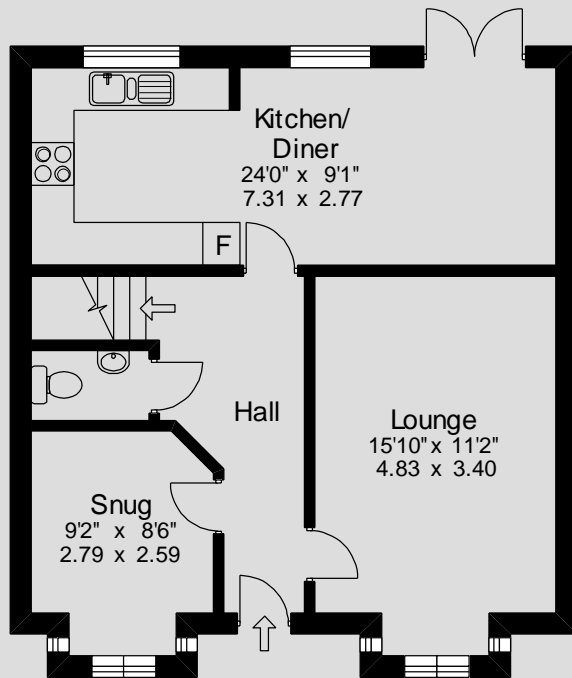
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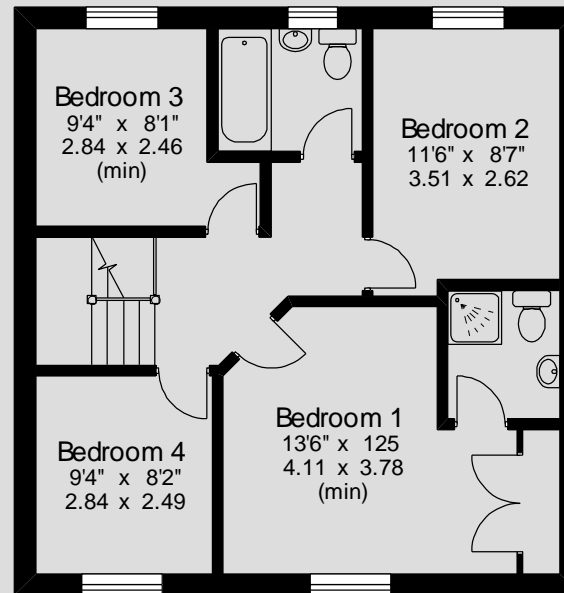
18 Cloisters Way, St Georges, Telford

Approx Gross Floor Area = 1269.5 Sq. Feet
= 117.68 Sq. Metres

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Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com



18 Cloisters Way, St Georges, Telford, Shropshire, TF2 9FY

DOUBLE FRONTED DETACHED FAMILY HOME: Situated on a development just minutes from M54 (J4).

- Hallway
- Cloaks/wc
- Lounge
- Open plan living/dining room
- Kitchen (with integrated appliances)
- Playroom/study
- 4 bedrooms
- En-suite shower/wc
- Family bathroom
- Detached garage, long driveway
- Landscaped rear garden
- Energy Rating: C

Situation

St George's is an 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 New Southwater development, the M54 motorway and the town's central railway station. Cloisters Way has been recently constructed by Messrs Taylor Wimpey and is situated on the outskirts of St Georges conveniently located off Redhill Way near to Priorslee giving easy access to junction 4 of the M54 and also nearby Asda superstore.

The property

Comprises a through entrance hallway with staircase ascending to the first floor, access to large cloakroom/wc, lounge, playroom/study and large open plan dining kitchen. The playroom/study and the lounge both have bay windows with outlook towards the front. The modern fitted kitchen has a range of high gloss base and wall units, integrated oven and hob with extractor hood over, integrated fridge freezer, dishwasher and washing machine. The dining area has double opening patio doors leading to the rear patio.

On the first floor there is a landing area with airing cupboard, loft hatch access point with pull down ladder, access to four bedrooms and family bathroom. The master bedroom has fitted wardrobes and the benefit of an en-suite shower room which has tiled walls and flooring, shower cubicle, pedestal wash hand basin and low level wc. The family bathroom also has tiled walls and flooring and a white suite comprising the usual facilities with the benefit of having a shower over the bath.

Outside

The landscaped rear garden has a large paved patio, outside tap, outside light, power point, pedestrian door leading to the detached single garage and pedestrian access leading to the side driveway. Off the lower paved area there is a ramp leading to a further paved area (currently used as a hard standing area for trampoline). There is an artificial turfed area ideal as a playing area with raised wall boundary with built-in lighting. There is a side area ideal for storing wheelie bins etc.

How to get there - from the M54 junction 4 heading westbound take the 4th exit (signposted Priorslee – A4640), at the next roundabout take the second exit (A4640) and at the slip road turn left on to the Cloisters development; at the T junction turn right then right again where No.18 is on the right hand side.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected. Gas fired central heating system.

Council Tax – Band E (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

A property information questionnaire is available at any time upon request.
TF7093/PS



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

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