

St Georges is a popular and well established residential area of Telford. Telford Town Centre with its covered shopping centre, retail parks, train station and M54 motorway connection points is about 1 ½ miles away. Local amenities including convenience stores, primary school, cricket and hockey grounds are present within St Georges. The nearest supermarket (with petrol filling station) is about 1 mile at Donnington Wood.

The property forms part of a cul-de-sac of similar style houses, some of which including the subject property, have a frontage onto Stafford Street. The property is in need of some general internal refurbishment but the house does provide well proportioned accommodation including two reception rooms and two double bedrooms.

The gas centrally heated and double glazed accommodation is set out in more detail as follows:-

Composite panelled and patterned double glazed Entrance Door to

ENTRANCE/THROUGH HALL: having panelled radiator and understairs recess. Large walk-in storage cupboard and separate Airing Cupboard with panelled radiator.

GUEST CLOAKS WC: having low level flush WC and a wash hand basin. UPVC framed patterned double glazed window.

FULL DEPTH LOUNGE: 5.93m x 2.96m (19'6" x 9'8") with UPVC framed double glazed window with outlook to the front. UPVC framed double glazed external door to rear garden. Panelled radiators and built-in cupboard.

SEPARATE DINING ROOM: 3.06m x 2.12m (10'1" x 7'0") with panelled radiator and UPVC framed double glazed window with outlook to the front.

KITCHEN: 2.99m x 2.83m (9'10" overall x 9'3") having a range of base and wall mounted cupboard and comprising a stainless single basin single drainer sink unit with double cupboard below. Return work surface with corner and open half cupboard below. Space for a cooker and fridge freezer. Further double and corner cupboards, both with work surface to finish. Matching wall mounted cabinets and a gas fired Vokera combination boiler. UPVC framed double glazed window with outlook to rear garden.

From the Entrance/Through Hall stairs ascend to Landing

BEDROOM 1: 3.61m x 3.00m (11'0" x 9'10") having panelled radiator and UPVC framed double glazed window with rear aspect.

BEDROOM 2: 3.60m x 2.95m (11'10" x 9'8") having panelled radiator and UPVC framed double glazed window with rear aspect.



BATHROOM: suite comprising an enamel surfaced bath, low level flush WC and wash hand basin. Panelled radiator and UPVC framed patterned double glazed window. Access hatch to loft.

OUTSIDE: The property can be approached directly off Stafford Street via a small open front garden finished to ornamental stone and established shrub border. The enclosed rear garden is a particularly attractive feature of the property, not being overlooked from the back. The garden is finished to ornamental stone and deep borders stocked with a variety of established shrubs and plants. Gated rear access to residents parking area and parking is on a first come first serve basis.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the property is **Band A**.

TENURE: The property is freehold and vacant possession will be given on completion.

SERVICE CHARGE: There is a Service Charge levied to cover the cost of maintaining the communal grounds at Hollybirch Grove as well as estate repairs, management and accountancy fees, reserves and provisions. The present service charge is £238.37 per annum.

SERVICES: All usual mains services are understood to be connected to the property.

VIEWING: Strictly by prior appointment with the Agents Telford Town Centre Office – 01952 201700.

DIRECTIONS: From the mini roundabout at the centre of St Georges, proceed south along Stafford Street. Take the fourth turning on the left onto Freeston Avenue then the first left onto Dorran Place and then left into Hollybirch Grove.

Agents Notes:

1. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein. If you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall to wall basis to the nearest one tenth of a metre. The imperial equivalent (included in brackets and correct to within 3 inches) is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fittings or new carpets etc

HOME BUYERS SURVEYS AND VALUATIONS undertaken by **CHARTERED SURVEYORS** with considerable experience in preparing a wide range of surveys and valuations to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – TEMPERTONS have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

Energy Performance Certificate



10, Hollybirch Grove, St. Georges, TELFORD, TF2 9QG

Dwelling type: Mid-terrace house
 Date of assessment: 13 April 2016
 Date of certificate: 15 April 2016
 Reference number: 0742-2847-7743-9096-2265
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 90 m²

Use this document to:

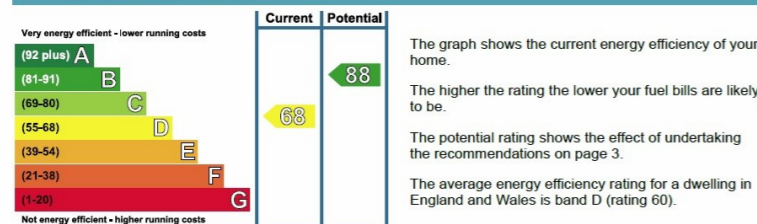
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,619
Over 3 years you could save	£ 945

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	
Heating	£ 2,061 over 3 years	£ 1,275 over 3 years	
Hot Water	£ 381 over 3 years	£ 222 over 3 years	
Totals	£ 2,619	£ 1,674	You could save £ 945 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 93	✓
2 Cavity wall insulation	£500 - £1,500	£ 300	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 126	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



14 Hazledine House

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TELFORD

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201700

10 HOLLYBIRCH GROVE, ST GEORGES



**** IDEALLY SUITED FOR A FIRST TIME BUYER OR INVESTOR****
IN NEED OF GENERAL MODERNISATION

A GOOD SIZE TWO BEDROOMED TERRACED HOUSE

- GAS CENTRALLY HEATED & DOUBLE GLAZED
- ENTRANCE/THROUGH HALL & GUEST CLOAKS W.C.
- FULL DEPTH LOUNGE
- SEPARATE DINING ROOM & FITTED KITCHEN
- 2 DOUBLE SIZE BEDROOMS
- BATHROOM
- PLEASANT REAR GARDEN
- RESIDENTS PARKING TO THE REAR

£95,000 Region

Ref: 2868



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