



Helping *you* move

NO UPWARD CHAIN



STAMP DUTY PAID*
*We understand that the vendors are willing to cover the cost of the Stamp Duty (SDLT) payable on the basis that it is purchased as a sole home only, NOT a second property or investment property. Subject to prior agreement and confirmation via solicitors.



5 Lodge Road, St. Georges

A spacious, modernised, three bedroomed detached bungalow, sitting on a larger than average plot with off road parking for several vehicles. Potential for extension or building of an annexe, subject to planning consents and approvals. Attractive, low maintenance rear garden. *VIEWING ESSENTIAL to appreciate the size of this property*

Offers in the region of

£369,999

5 Lodge Road, St. Georges, Telford, TF2 9LR.

Overview

- Stamp Duty Paid* (subject to conditions)
- Available with No Upward Chain
- Spacious, detached bungalow
- Generous rear aspect living room
- Breakfast kitchen, utility area
- Dual aspect principal bedroom
- Two further good sized bedrooms
- Modern shower room
- Large corner plot, attractive gardens
- Large off road parking area
- uPVC DG and Gas CH
- Potential to extend (subject to appropriate planning consents and approvals)
- Freehold. EPC: D. Council Tax: D



Location

Situated in the established residential locality of St. Georges being served by a local Primary School, shops, pubs and local cricket club. The neighbouring Town of Oakengates offers a range of Shops, leisure centre and secondary school, whilst the Telford Town Centre is approximately 3 miles distant and offers an excellent range of shops and leisure facilities alongside a mainline Railway Station.

Brief Description

This attractive detached bungalow is entered via a recessed storm porch, with door opening into an enclosed porch. The through hall is spacious, with a dual aspect principal bedroom to the left. To the right hand side is the kitchen, fitted with a comprehensive range of white gloss fronted units having complementary working surfaces (including a breakfast bar) and contrasting tiling. Inset sink unit and gas hob having extractor over and oven below. Integrated dishwasher. A built-in storage cupboard houses the full height fridge freezer adjacent to a second built-in storage cupboard. Off the kitchen is the utility area, having full height glazed wall to one side and door to the rear garden.

To the rear of the bungalow, the living room enjoys views into the garden through a large French style patio door, and benefits from two sets of double built in storage cupboards. A second double bedroom with rear aspect and good sized side aspect single bedroom all share the use of the modern shower room, fitted



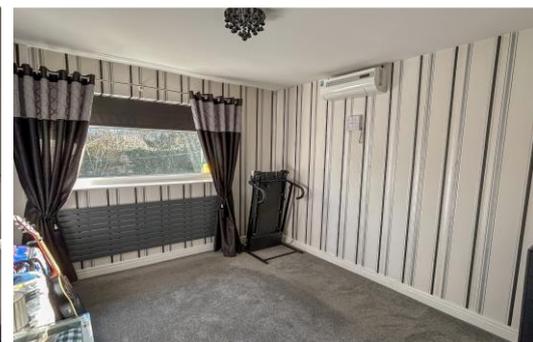
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with a three piece white suite.

Should it be required, it may be possible to extend the property into the loft or with an annexe to the side of the property if required (subject to appropriate planning consents and approvals). The accommodation benefits from gas central heating and uPVC double glazing with the lounge and double bedrooms also having air conditioning units (which can also provide additional warm air heating if required).

Externally, the property is approached through wrought iron gates set into a brick wall, over a hard wearing block paved driveway providing ample parking space for several vehicles. To the side of the property, behind another set of wrought iron gates, is a further off road parking space for caravan etc, an area which could offer additional building potential. The remainder of the delightful rear garden is laid to artificial lawn, decked seating space and low maintenance areas, bounded by mature hedges and trees, with specimen planting.



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.

NOTES - SDLT

We understand that the vendors are willing to cover the cost of the Stamp Duty (SDLT) payable, on the basis that this property is purchased as a sole home only, NOT a second property or investment property. Subject to prior agreement and confirmation via solicitors.

LOCAL AUTHORITY

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

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. 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 Railway Station roundabout in Oakengates, proceed along Uxacona Way towards Donnington, at the next roundabout, take the third exit to ascent Station Hill, towards St Georges. At the mini-roundabout in St. Georges town centre, continue straight over then take the third right hand turn into Lodge Road, where the property will be found on the left hand side, as the road bends to the right.

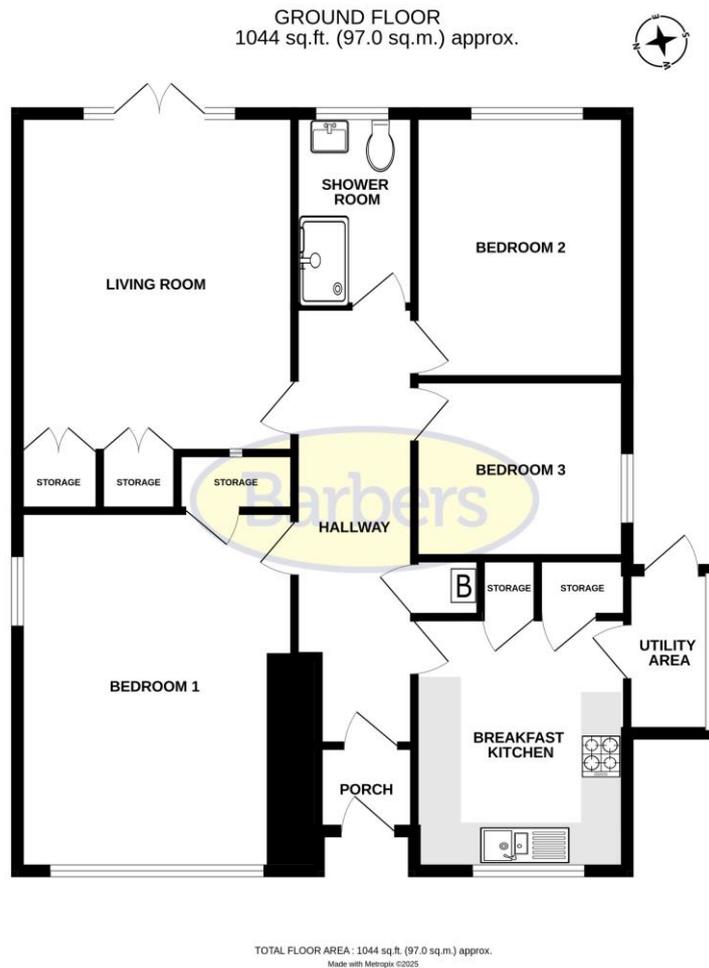
METHOD OF SALE

For Sale by Private Treaty.

Ref: WE34158.280225

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



All measurements quoted are approximate:

PRINCIPAL BEDROOM 16' 9" x 13' 9" max (5.11m x 4.19m)

BREAKFAST KITCHEN 11' 8" x 9' 9" (3.56m x 2.97m)

UTILITY AREA 7' 8" x 3' 9" (2.34m x 1.14m)

LIVING ROOM 15' 2" x 13' 9" (4.62m x 4.19m)

BEDROOM TWO 12' 4" x 9' 9" (3.76m x 2.97m)

BEDROOM THREE 9' 9" x 8' 3" (2.97m x 2.51m)

SHOWER ROOM 9' 1" x 5' 3" (2.77m x 1.6m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request

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Tel: 01952 221 200

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.