



Helping *you* move



## 110 Walker Crescent, St. Georges

For Sale through Modern Method of Auction and offered for Sale with no upward chain this inner terraced House provides two reception rooms, three bedrooms and a Garage. Conveniently located for a range of neighbourhood amenities and Primary School..

Starting Bid

**£135,000**

# 110 Walker Crescent, St. Georges, Telford, TF2 9QD

## Overview

- For sale by Modern Method of Auction
- Subject to an undisclosed Reserve
- Reservation fee payable
- T's & C's apply
- Well maintained Terraced House
- Lounge, Dining Room, Kitchen
- Three Bedrooms, Bathroom
- Garage and Driveway Parking
- Gardens to front & rear
- Gas CH, Double Glazing
- No Upward Chain
- EPC D, Council Tax B



## Auction Details

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £350 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



### Brief Description

This well maintained Terraced House is approached over a paved pathway to the entrance door which opens into a small enclosed Porch. A door opens into the Lounge with window to the front, attractive electric fire set into a feature brick wall, door to the enclosed stairs and an archway flows through to the Dining Room with French doors leading out to the patio. A folding door opens into the fitted Kitchen which offers a range of drawers, base and wall mounted units with complementary working surfaces, freestanding gas cooker with extractor over (both items have not been tested), space for two under counter appliances and space for an upright fridge / freezer; window to the rear and folding door to the under stairs storage space.

The enclosed staircase ascends to the first floor Landing with access to loft space and boiler cupboard. Bedrooms One and Three look over the front while Bedroom Two looks over the rear garden. The Bathroom has a white three piece suite. The property benefits from gas central heating and double glazing.

Externally, the property has a tarmac driveway leading to the Garage with up-and-over door; useful external store cupboard and lawned fore garden (shared with the adjoining neighbour). The rear garden has a paved patio area, brick retained borders with steps in between up to the lawned area with paved pathway to a garden shed; a variety of shrubs to the established borders.



### 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

### 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.

### LOCAL AUTHORITY

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

### 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](mailto:wellington@barbers-online.co.uk)

### DIRECTIONS

From the A442 sign posted St Georges. Proceed to the Greyhound roundabout, turning right to St Georges. Continue past Wickes & Aldi and turn left into St Georges. Proceed along Stafford Street and at the mini roundabout proceed straight ahead onto Gower Street then take the third left onto Walker Crescent and first right into Walker Crescent - the property will be found a short way along on the left hand side opposite the junction for Board Close.

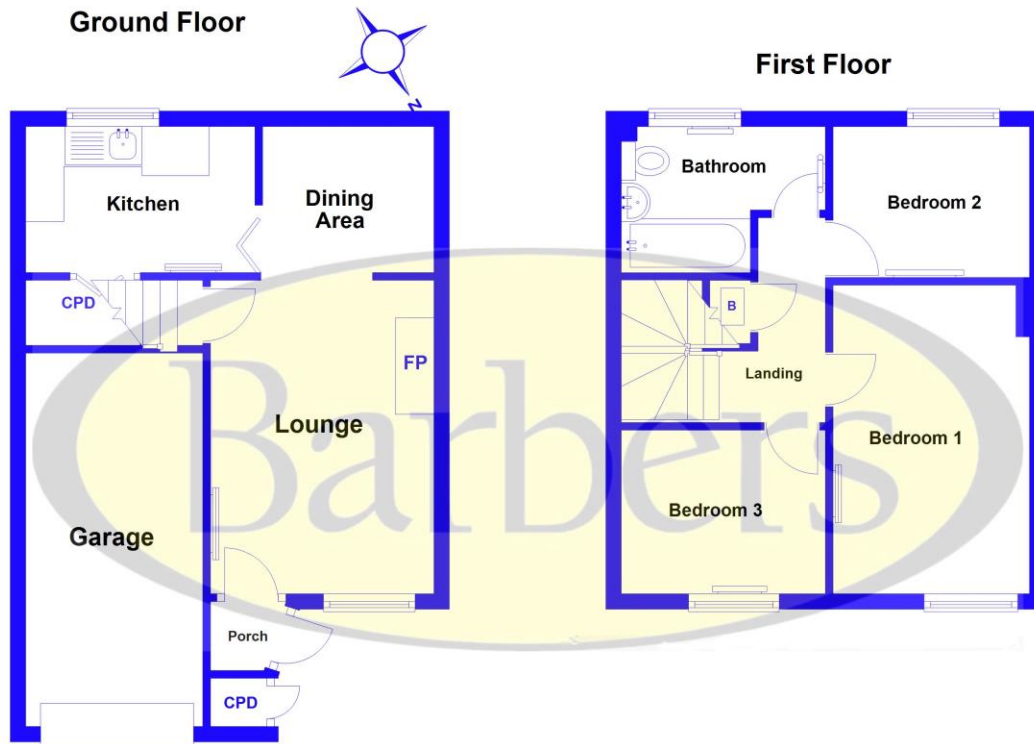
### METHOD OF SALE

For Sale by Modern Method of Auction

WE34781.120124.230724

### 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.



This 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 dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software  
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**110 Walker Crescent, St Georges, Telford**

**All measurements quoted are approximate:**

**LOUNGE** 13' 3" x 9' 5" (4.04m x 2.87m)

**DINING ROOM** 7' 1" x 6' 1" (2.16m x 1.85m)

**KITCHEN** 10' 1" x 6' 1" (3.07m x 1.85m)

**BEDROOM ONE** 13' 0" x 8' 4" (3.96m x 2.54m)

**BEDROOM TWO** 8' 6" x 7' 0" (2.59m x 2.13m)

**BEDROOM THREE** 8' 4" x 6' 4" (2.54m x 1.93m)

**BATHROOM** 6' 0" x 5' 5" (1.83m x 1.65m)

**GARAGE** 16' 9" x 7' 5" (5.11m x 2.26m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

1 Church Street, Wellington, Telford, TF1 1DD  
Tel: 01952 221 200  
Email: [wellington@barbers-online.co.uk](mailto: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.