



Helping *you* move



63 Old Toll Gate, St. Georges

Available with NO UPWARD CHAIN, this spacious town house provides three double bedrooms and generous open plan family lounge/dining/kitchen area, ideal for the growing family. Conveniently located for the local Primary School and neighbourhood amenities.

Offers Over

£175,000

63 Old Toll Gate, St. Georges, Telford, TF2 9FH.

Overview

- No Upward Chain
- Open Plan Living Space
- Ground Floor Shower Room
- Master Bedroom with En-suite
- Two further Double Bedrooms
- Family Bathroom
- Integral Garage
- uPVC Double Glazing
- Gas Central Heating
- Fully Enclosed Garden
- Freehold. EPC C. Council Tax C



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

This three bedroomed mid-terrace town house is keenly priced to sell and an early viewing is recommended. Whilst it may now benefit from some redecoration / modernisation to suit individual tastes, this property offers well proportioned accommodation, ideal for a growing family. Entered from the front, the ground floor comprises an integral garage with courtesy door into the hallway, power, light and up/over door. To the rear of the ground floor, is a bedroom with shower room opposite, having three piece suite. An external door from the hallway provides access to the garden.

To the first floor, is an open plan lounge / kitchen / dining space, perfect for family living or for entertaining. The kitchen area comprises a range of painted units of base and wall mounted cupboards and drawers with integrated fan assisted oven having separate gas hob over and extractor fan.



The remainder of the room is spacious and light, affording adequate space for a dining table and lounge furniture, with vertical blinds to the rear aspect windows.

The second floor comprises a full width master bedroom with en-suite shower room, a further double bedroom and family bathroom.

Externally, the property is approached over a tarmac driveway in front of the garage, with adjacent ornamental gravelled and lawned areas and specimen tree. The rear garden is fully enclosed and enjoys a southerly aspect, being mainly laid to lawn, with a barked seating space and slabbed BBQ area to the rear boundary.

The property has uPVC double glazing and gas central heating (boiler is located to a cupboard in the kitchen, with hot water being supplied by a tank located on the second floor).



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 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 Wellington proceed toward Ketley Brook roundabout and take the exit onto Holyhead Road, proceed long the B5061 to Greyhound roundabout and take the 3rd exit, turn left onto Furnace Lane merging onto Gower Street and then at the roundabout take the 1st exit onto Old Toll Gate - follow the road around to the right and the property will be found on the left hand side, marked by our for sale board.

METHOD OF SALE

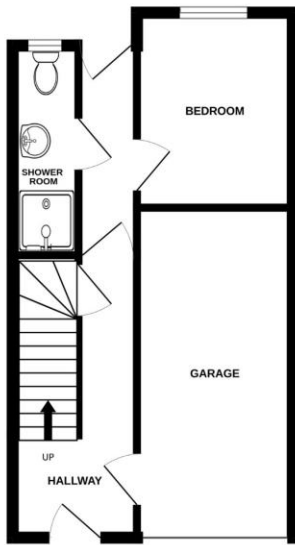
For Sale by Private Treaty.

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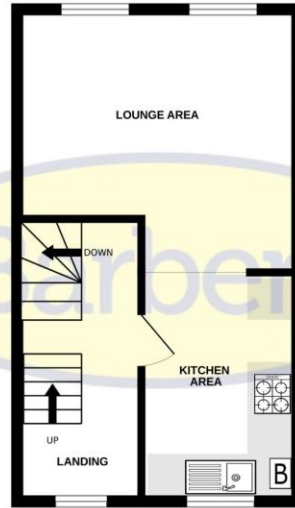
AML REGULATIONS

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.

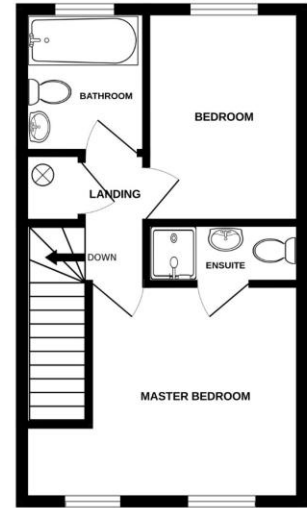
GROUND FLOOR
342 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



2ND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.
Made with Metropix ©2024



All measurements quoted are approximate:

GARAGE 16' 2" x 7' 7" (4.93m x 2.31m)

GROUND FLOOR BEDROOM 9' 6" x 8' 1" (2.9m x 2.46m)

GROUND FLOOR SHOWER ROOM 10' 3" x 2' 9" (3.12m x 0.84m)

MAX MEASUREMENTS OF L-SHAPED LOUNGE/DINING/KITCHEN AREA 24' 3" x 14' 6"
(7.39m x 4.42m)

KITCHEN AREA 10' 1" x 7' 9" (3.07m x 2.36m)

LOUNGE AREA 14' 6" x 10' 4" (4.42m x 3.15m)

MASTER BEDROOM 10' 1" x 11' 2" min (14'5" max) (3.07m x 3.4m)

EN-SUITE SHOWER ROOM 7' 7" x 3' 0" (2.31m x 0.91m)

BEDROOM TWO 10' 5" x 7' 8" (3.18m x 2.34m)

BATHROOM 7' 0" x 6' 4" (2.13m x 1.93m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request

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

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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.