



Helping *you* move



47 Yellowstone Close, St. Georges

This smartly presented Two Bedroom Semi-Detached House offers an ideal purchase for first time buyers, young couples and investors. Convenient for the local Primary School and Redhill Ecology Park (the local nature reserve).

Offers in the Region of

£178,000

47 Yellowstone Close, St. Georges, Telford, TF2 9UG.

Overview

- Semi-Detached House
- Lounge
- Modern Fitted Kitchen
- Modern Bathroom
- Two Bedrooms
- Two Parking Spaces
- Gardens to front & rear
- Double Glazing
- Gas Central Heating
- Double Glazing
- EPC C. Council Tax B.



Location

Positioned at the end of a cul-de-sac with access into the local nature reserve of Redhill Ecology Park. St. Georges provides a Primary School, Church and local shop. A further range of shops, leisure centre and Telford Priory are found in the District centres of Oakengates and Wrockwardine Wood. Telford Town Centre with its modern range of shops and leisure amenities, Railway Station and M54 access is approximately 3 miles distant.

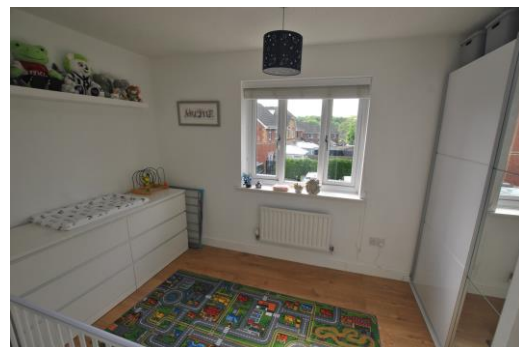
Brief Description

This smartly presented Semi-Detached House, attractively decorated throughout, is entered through a recently fitted double glazed Entrance Door into the spacious Hallway with stairs to the first floor; the modern fitted Kitchen has a range of high gloss drawers, base and wall mounted cupboards with complementary working surfaces, integral oven with hob and extractor over; provision for washing machine and window looking out to the front. The Lounge is located to the rear with sliding patio doors giving access to the garden.



Stairs ascend to the first floor Landing where you will find two bedrooms, one to the front and one on the rear. The Bathroom has a modern white three piece suite. Benefitting from double glazing and gas central heating.

Externally, the property is located at the end of a cul-de-sac with two parking spaces and a small lawned garden with pathway leading to the front door. A side gate provides access into a rear passageway (providing access for neighbouring properties) with further gate into the rear garden - this is predominantly laid to lawn and has a paved patio area.



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 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

DIRECTIONS

From Junction 6 off M54 proceed towards Ketley Brook roundabout, take the 3rd exit onto Holyhead Road towards Ketley, continue straight over the roundabout continuing along Holyhead Road, at Greyhound roundabout take the exit onto Holyhead Road, turn left onto Furnace Road merging onto Strafford Street, then Gower Street, at the roundabout take the 3rd exit onto The Timbers, left onto Fireclay Drive and then left onto Yellowstone Close, take the second right and then left - 47 is on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE37942.020525

AML REGULATIONS

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:

KITCHEN 9' 7" x 7' 5" (2.92m x 2.26m) max.

LOUNGE 14' 2" x 11' 7" (4.32m x 3.53m)

BEDROOM ONE 11' 8" x 8' 8" (3.56m x 2.64m)

BEDROOM TWO 10' 0" x 8' 5" (3.05m x 2.57m)

BATHROOM 6' 2" x 5' 4" (1.88m x 1.63m)

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

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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.