



**71A New Street,
St. Georges,
TF2 9AQ**

Asking Price £150,000

New Street is a two bedroom mid terraced house with spacious accommodation, a new fitted modern kitchen with integrated appliances, a spacious lounge, and dining room. Two double bedrooms and a bathroom. With No Upward Chain.

The ground floor features a spacious lounge, a dining room, a newly fitted kitchen and a bathroom with a P shape bath with an electric shower over. Upstairs there are two double bedrooms.

Outside, the rear garden has a newly laid patio and laid lawn, there is a side gate to access to the which takes you to the front of the property.

St. Georges has 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.

LOUNGE

12'0" x 12'5" (3.66 x 3.80)

A composite front door, an original feature-mounted fireplace, a wall-mounted radiator, and a bay window.



DINING ROOM

11'6" x 9'2" (3.51 x 2.80)

With a wall mounted radiator and under stair storage cupboard.



KITCHEN

6'9" x 8'9" (2.07 x 2.67)

A selection of modern grey base and wall units with oak work surfaces, complemented by tiling above the countertops. The kitchen features an integrated electric oven and gas hob with an extractor fan above, an integrated fridge freezer and washer dryer. A granite sink, drainer and mixer tap. With space for a washing machine, tiled flooring and inset chrome spot lights



BATHROOM

7'3" x 5'4" (2.23 x 1.65)

A P-shaped bath with a Triton T80 shower and a glass shower screen, along with a pedestal wash basin and a low-level W.C. The bathroom is fully tiled and includes a wall-mounted shaver point.



BEDROOM ONE

12'0" x 11'10" (3.68 x 3.63)

Master bedroom.



BEDROOM TWO

9'4" x 11'6" (2.86 x 3.52)

a second double bedroom.



REAR GARDEN

A laid patio leading to a laid lawn, a side gate for access.



AGENTS' NOTES:

EPC RATING: D 62 - a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry 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.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band A (currently £1,375.54 for the year 2024/2025).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1000mbps

MOBILE SIGNAL/COVERAGE: EE Likely / O2 Likely / Three Limited / Vodafone Limited

PARKING: On road parking

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

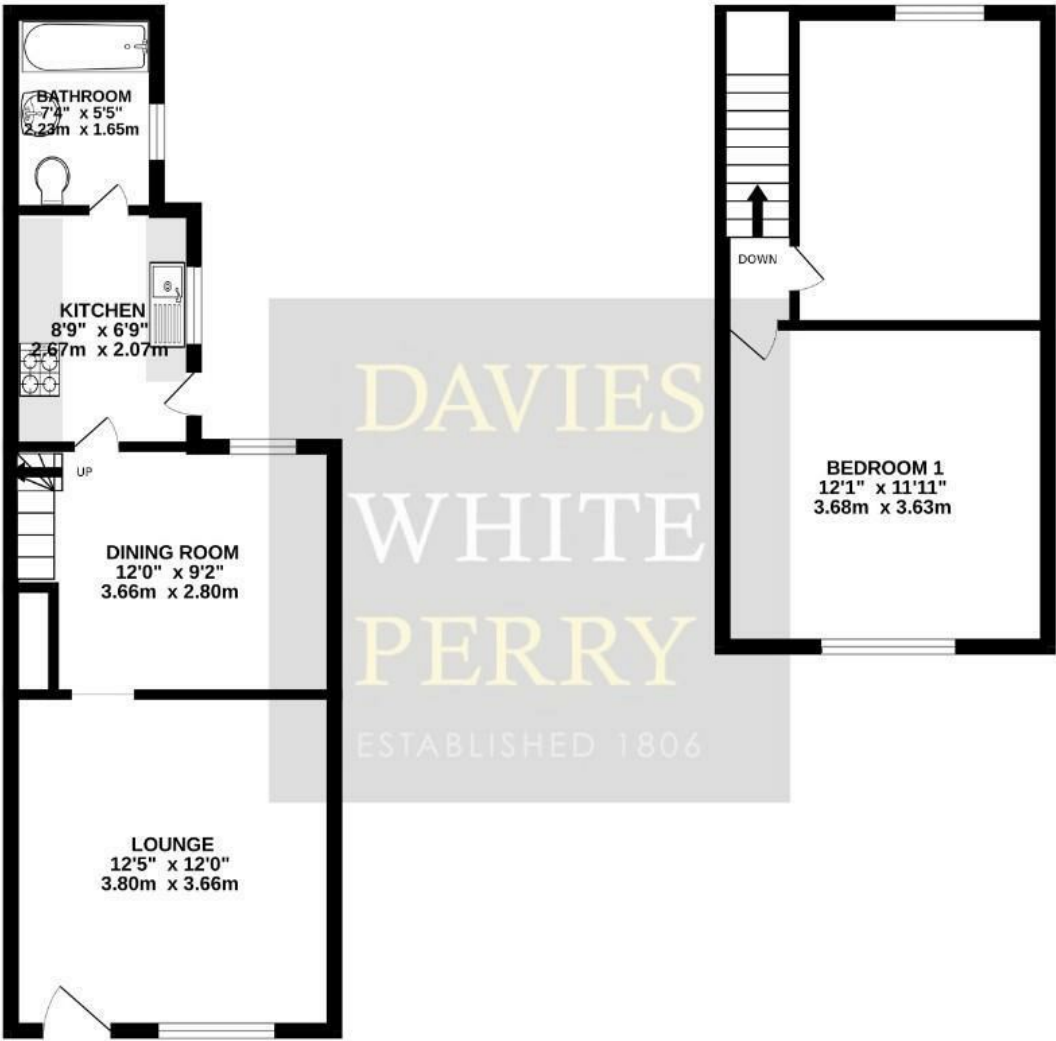
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices in the Newport High Street continue onto Upper Bar, turn right onto Wellington Road, continue onto Wellington Road. At the round about take the first exit onto School Road. At Donnington Wood roundabout take the second exit onto Donnington Wood Way A4640. At the next roundabout take the fourth exit onto Wrockwardine Wood Way. Take Gower Street to West St in St Georges. At the round about take the third exit onto West Street, Turn right onto Albion Street then onto New Street. The property is on the left hand side and can be identified by a For Sale board.

GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.