

HARWOOD

THE ESTATE AGENT

01952 881010

12 Fireclay Drive, St Georges TF2 9UH



£ 2 5 9, 9 5 0 region

Located in a quiet cul-de-sac in St Georges, this detached family home offers convenient access to local schooling, amenities, and transport links — including Oakengates train station just a 15-minute walk away. The property sits on a generous plot with a large frontage, private driveway, and detached garage providing parking for 2–3 vehicles. Inside, the ground floor features a spacious lounge, a separate dining room ideal for entertaining, and a fitted kitchen with adjoining WC. Upstairs, three bedrooms are served by a family bathroom and an en-suite to the principal bedroom. The south-facing rear garden is private and not overlooked, offering a peaceful outdoor retreat. With easy access to the town centre and motorway, this home combines comfort, practicality, and location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

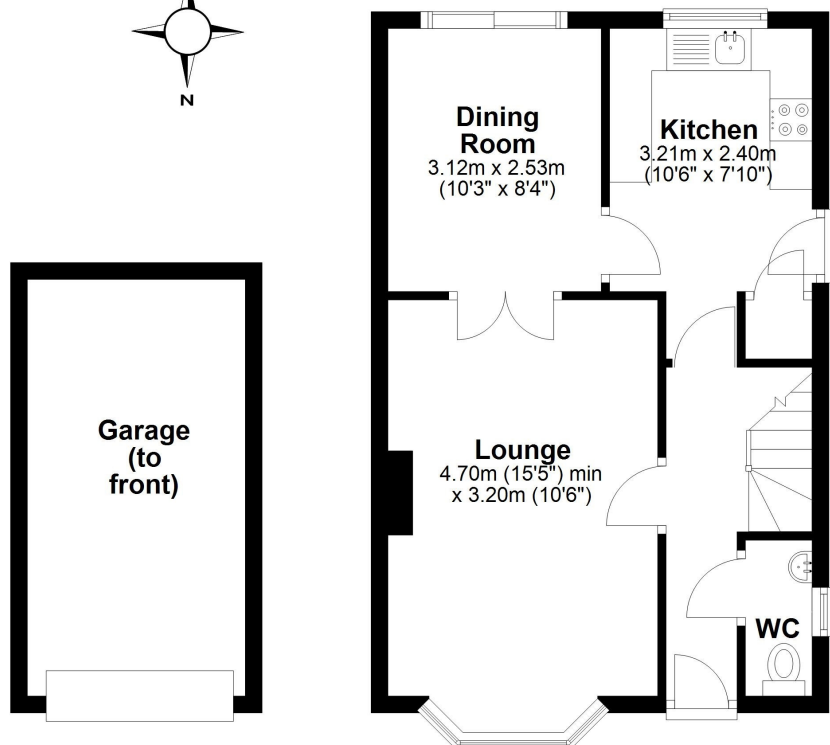






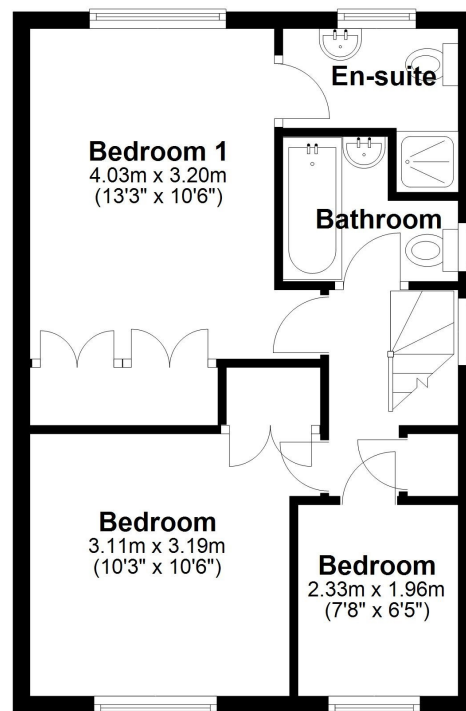
Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)
Excluding Garage



First Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



Total area: approx. 82.6 sq. metres (889.3 sq. feet)

Tenure Freehold **Council tax** Band B

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 28th January 2026