



**Estate Agents
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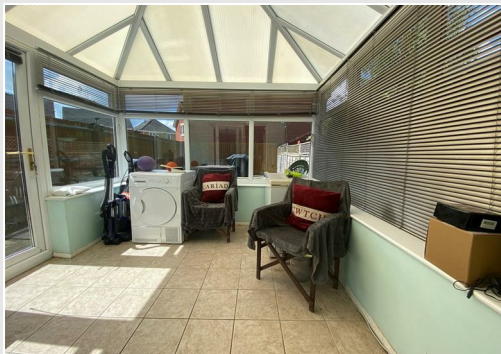
19 The Timbers, St. Georges, Telford, TF2 9UY

Offers In The Region Of £180,000



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St Georges is a much favoured residential area of Telford and benefits from having a primary school, convenience stores, several pubs, sports facilities and veterinary practice. Telford Town Centre is close by with its covered shopping centre, retail parks, Southwater leisure development, railway station and M54 motorway connection points.

The property is set on a larger than average sized plot benefitting from a double glazed conservatory addition and modern uPVC double glazing throughout.

In more detail:-

Tiled canopy porch with panelled front door into

Hallway

having ceramic tiled floor and radiator.

Kitchen

7'4" x 9'9" (2.25 x 2.98)

with a range of fitted light oak effect style cabinets having base and wall mounted cupboards and drawers with contrasting work surfaces. Inset composite sink and drainer unit. Built-in Bosch oven, grill and microwave. Separate 4 ring induction hob and chimney style extractor hood above. Integrated fridge and freezer and dishwasher. Includes plumbing provision for washing machine. Double glazed front aspect window. Radiator.

Lounge

14'2" x 11'8" (4.32 x 3.56)

having radiator and coved finish to ceiling. Double glazed sliding patio doors into

Conservatory

9'3" x 8'8" (2.84 x 2.65)

Built of cavity brick walls with double glazed windows overlooking the rear garden. Ceramic tiled floor.

Stairs from hallway rise to first floor landing with access hatch to boarded loftspace.

Bedroom One

8'5" x 9'6" (2.58 x 2.90)

having built-in triple width wardrobe with hanging rail and shelf. Cupboard housing central heating boiler. Radiator and front aspect double glazed window.

Bedroom Two

11'9" x 8'10" (3.59 x 2.70)

with rear aspect double glazed window. Radiator.

Refitted Bathroom

being fully tiled having "P" shaped bath and chrome faced shower unit above. Modesty screen. Inset wash basin and double base cupboard below. Low level W.C. and further store cupboard above. Heated anti-steam mirror. Chrome faced ladder radiator.

Outside

The property is approached over a shared driveway offering off road parking with a shaped lawn and paved forecourt. Paved path and side gate lead to the larger than average size rear garden being fully enclosed and laid to pavings and a small timber decked area for outside entertaining. Artificial lawn area. Timber garden shed.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band B.

EPC RATING: C (74)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

*Vendors have made us aware that there are not mobile black spots within the property.

RIGHTS AND RESTRICTIONS: We are not aware of any onerous restrictions or rights of way. The driveway is shared with the neighbouring property.

FLOODING ISSUES: The property has not been subjected to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any new planning applications but potential purchasers are advised to check the Telford and Wrekin Planning Portal.

COAL FIELDS/MINING: The property is situated in a known historic coal mining area but no mining related issues have been disclosed.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: From the Asda roundabout at Donnington, proceed along Wrockwardine Wood Way to the traffic lights. Turn left onto Moss Road and continue along this road until the next roundabout. Take the first left into The Timbers and the property can be found on your right hand side.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

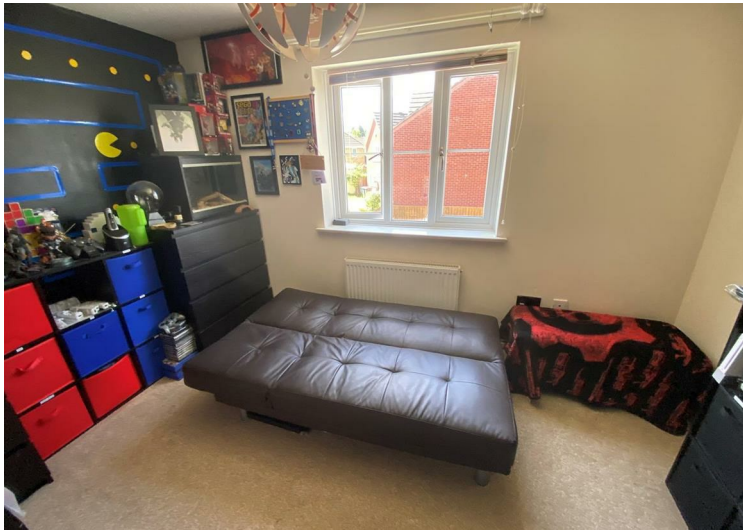
4. The text, photographs and plans are for guidance only and are not

necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

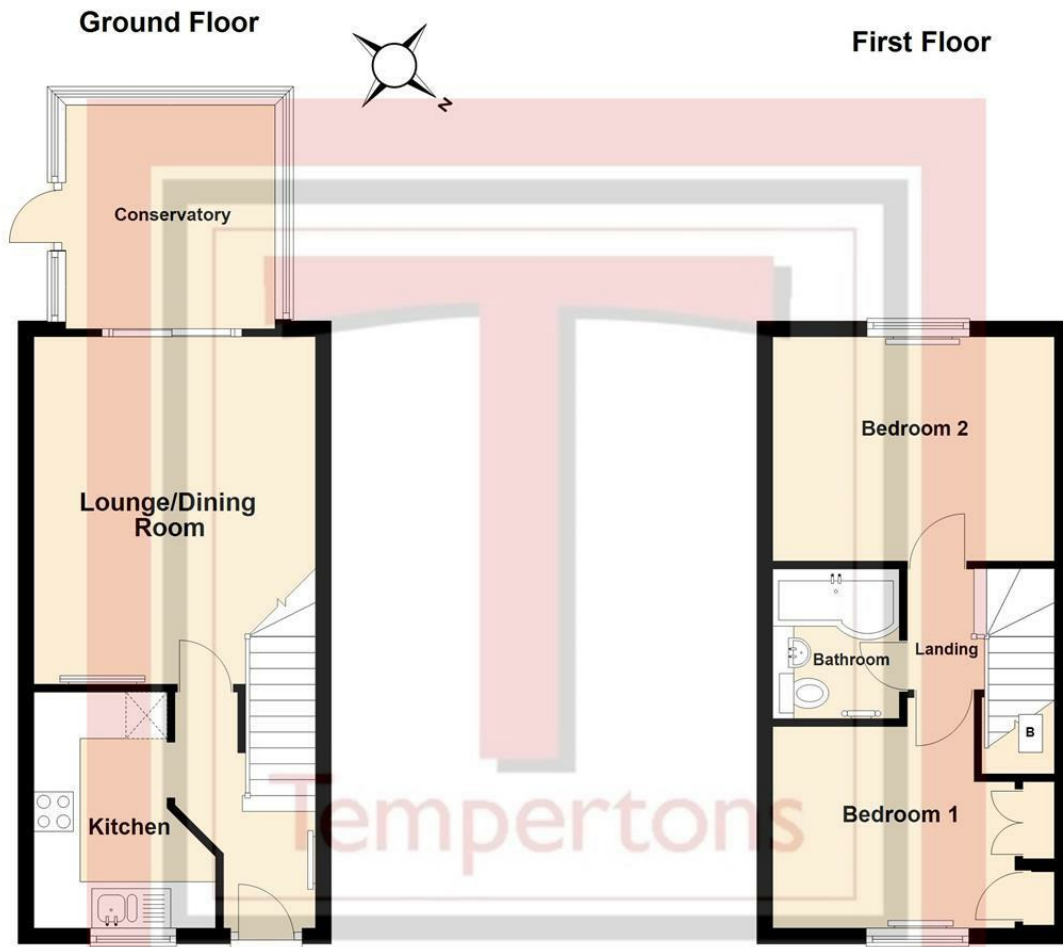
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 61.3 sq. metres (659.3 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

19 The Timbers, St Georges, Telford

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.

