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**17 Rothwell Close, St. Georges, Telford, TF2 9GB**  
**Offers In The Region Of £275,000**

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# 17 Rothwell Close, St. Georges, Telford, TF2 9GB

## Offers In The Region Of £275,000



### INTERNAL INSPECTION IS HIGHLY RECOMMENDED

St Georges is a much favoured residential area of Telford and benefits from having a primary school (OFSTED Inspection 2024 "Outstanding"), convenience stores, several pubs and sports facilities. 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 in more detail comprises;

Modern composite panelled front door into...

#### Entrance Hall

With attractive ceramic floor tiling and useful built-in storage cupboard. Radiator.

#### Cloakroom / WC

Having corner pedestal wash hand basin and tiled splash back. Low-level WC. White ladder radiator.

#### Lounge

With double glazed front aspect window and radiator.

#### Modern-Breakfast-Kitchen

Having a range of refitted shaker style cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces. Inset composite sink and drainer unit, brand new Bosch built-in double oven and microwave. Integrated dishwasher and washing machine. Integrated separate fridge and freezer. Ceramic tiled floor continued from the Hallway and a partially glazed feature wall providing plenty of light into this room. Radiator and double glazed window with external courtesy door opening to the rear garden.

A turned staircase from the Hallway rises to the first floor Landing, having front aspect double glazed window. Built-in shelved airing cupboard and access hatch to loft space.

#### Bedroom One

With panelled radiator and double glazed front aspect window.

#### En-suite

Being fully-tiled with complete white suite having corner shower cubicle and electric shower unit with modesty screen. Pedestal wash hand basin and low-level WC. White ladder radiator.

#### Bedroom Two

Having built-in double width wardrobe with hanging rail and fitted shelving. Radiator and double glazed rear aspect window.

#### Bedroom Three

With rear aspect double glazed window and radiator.

#### Bedroom Four

Having radiator and front aspect double glazed window.

#### Modern Bathroom

With a complete white suite comprising panelled bath having tiled surround. Pedestal wash hand basin and low-level WC. White ladder radiator.

#### Outside

The property is approached off West Street at the junction with Rothwell Close, over a double width driveway and shaped lawn screened from the road by a mature hedge. The driveway leads to an integral single Garage with power and light. An external door opens to a fully enclosed rear garden enjoying a most sunny aspect laid to ornamental stone for ease of maintenance with a raised timber decked area ideal for outside entertaining. Outside water tap.

#### Additional Information

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

**EPC RATING:** D

**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.

**ADDITIONAL CHARGES:** The vendor is not aware of any.

**RIGHTS AND RESTRICTIONS:** The vendor is not aware of any.

**FLOODING ISSUES:** The property has not flooded in the last 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendor is not aware of any.

**COAL FIELDS/MINING:** Telford is a historic mining area. The vendors are not aware of any mining related issues with the property.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

**DIRECTIONS:** From the Asda roundabout at Donnington, continue along Wrockwardine Wood Way and turn first left at the traffic lights onto St Georges Road. Carry along this road and at the next mini island continue straight onto Gower Street. At the next mini island turn right onto West Street and the property is on the left 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 ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

**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.

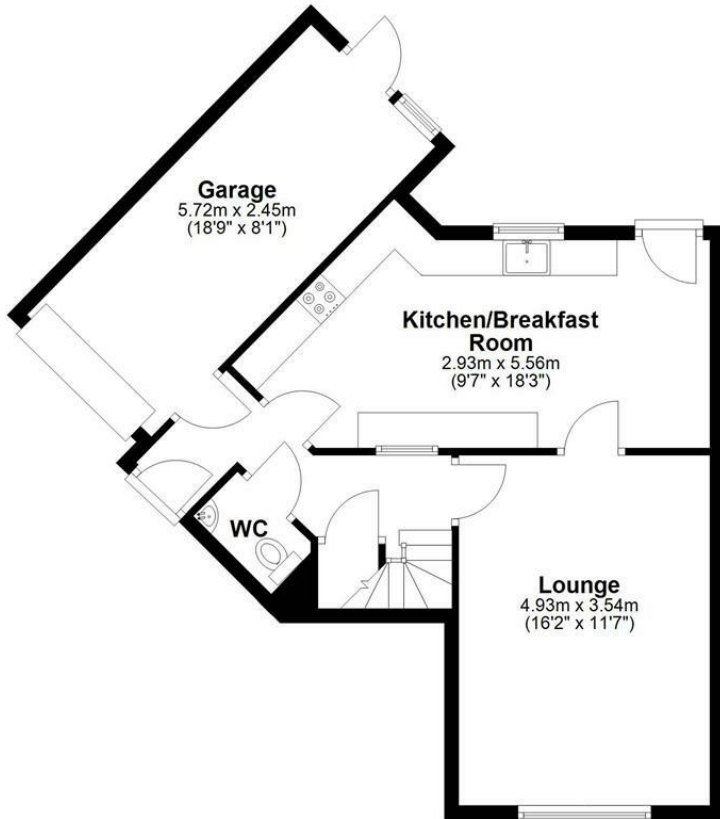




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>67</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

### Ground Floor

Approx. 59.6 sq. metres (641.6 sq. feet)



### First Floor

Approx. 58.2 sq. metres (626.2 sq. feet)



Total area: approx. 117.8 sq. metres (1267.9 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.