



Helping *you* move



5 Park Close, St. Georges

Available with no upward chain and enjoying a generous sized garden plot, this attractive Three Bedroom Semi-Detached House has well maintained accommodation throughout, ideal for the growing family. Conveniently located for the amenities and education facilities available within the area.

Offers in the Region of

£235,200

5 Park Close, St. Georges, Telford, Shropshire, TF2 9LY.

Overview

- Semi-Detached House
- Well maintained throughout
- No Upward Chain
- Lounge, Dining Room
- Sun Room, Kitchen
- Three Bedrooms
- Bathroom and toilet
- Garage and driveway parking
- Gardens to front and rear
- Gas CH, Double Glazing
- EPC tbc, Council Tax B



Location

Situated in the established residential locality of St. Georges being served by a local Primary School, Shops, takeaway and The Bell and Bales. Close to the Parish Church you will also find a Cricket Club, Bowling Club, Hockey Club and St. Georges Sports and Social Club. The neighbouring Town of Oakengates offers a range of Shops, leisure centre and secondary school, whilst the Telford Town Centre is approximately 2 miles distant and offers an excellent range of shops and leisure facilities

Brief Description

This lovely Semi-Detached house occupies a good sized garden plot and has provided a much loved family home which has been exceptionally well cared for over the years.

Entering into the Hall from the canopy porch with stairs and useful under stairs storage cupboard; off to the left is the Lounge, a light and airy room with a picture window to the front, traditional fireplace with display plinths and electric fire. The accommodation then flows into the Dining Room which overlooks the rear garden. The fitted Kitchen is access from both the Hall and Dining Room - there is a range of drawers, base and wall mounted units, breakfast bar, space for an under counter fridge and freestanding cooker; window and door to the rear providing access into the Sun Room which overlooks the rear lawn.



Stairs ascend to the spacious Landing - Bedroom One, a double, overlooks the front, as does Bedroom Three, a single, which also has a built-in wardrobe; Bedroom Two is another double and has a good range of built-in wardrobes. The Bathroom has a two piece suite and there is a separate toilet. Along with no upward chain the property benefits from double glazing and gas central heating.

Externally, the property is approached over a long driveway providing ample parking for several vehicles and leading to the Garage. There is a lawned front garden with low boundary walls; a gate leads into the rear garden which is made up of several different areas including a lawn with established borders; greenhouse and vegetable area and then a 'secret' garden behind the garage, with freshly laid membrane ready for barking / gravelling etc.



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 Band 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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 Telford Town Centre proceed along Telford Way to Priorslee Roundabout. Turn left along the B5061 Holyhead Road and then right into Furnace Road. Continue into Stafford Street and at the mini roundabout turn right into Church Street and follow this road along for a good distance - after the Church on your left turn right into Park Close where you will find no.5 a short way along on your left hand side.

METHOD OF SALE

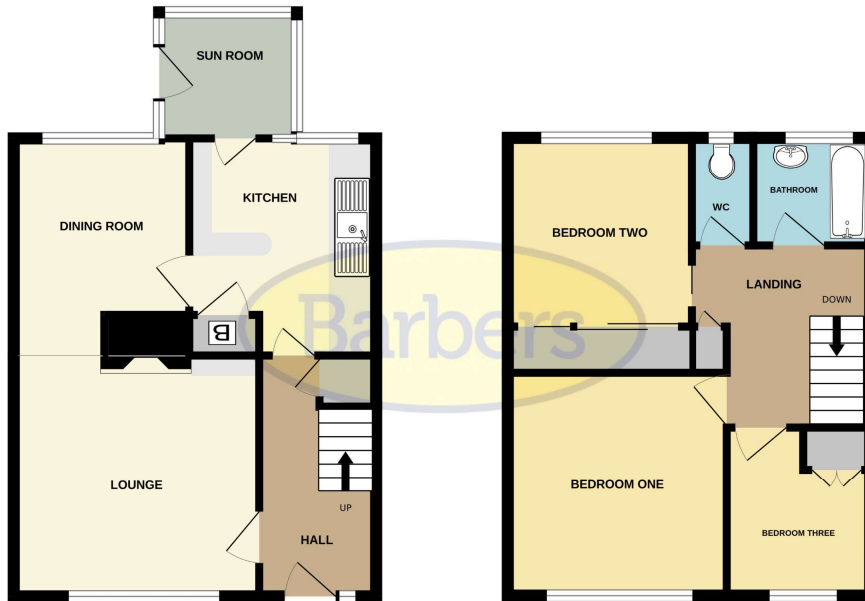
For Sale by Private Treaty.

WE38743.200326

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.

GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.
Made with Metropix ©2026

All measurements quoted are approximate:

LOUNGE 12' 1" x 11' 9" (3.68m x 3.58m)

DINING ROOM 9' 3" x 8' 7" (2.82m x 2.62m)

KITCHEN 10' 8" x 9' 2" (3.25m x 2.79m) max.

SUN ROOM 6' 9" x 6' 2" (2.06m x 1.88m)

BEDROOM ONE 11' 9" x 10' 9" (3.58m x 3.28m)

BEDROOM TWO 9' 3" x 9' 1" (2.82m x 2.77m)

BEDROOM THREE 8' 3" x 7' 11" (2.51m x 2.41m) max.

BATHROOM 5' 6" x 5' 4" (1.68m x 1.63m)

TOILET 5' 4" x 3' 0" (1.63m x 0.91m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



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.