



Helping *you* move



20 Stafford Street, St Georges, Telford, TF2 9JQ

Offered by the Modern Method of Sale, this property is an excellent investment opportunity to acquire this Two Bedroom, End of Terrace home. Offering scope for improvement works and benefitting from a convenient position, good sized long garden and private parking, which is accessed via the rear.

Auction Guide Price

£80,000

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Overview

- A Two Bedroom, End of Terrace Home
- Offered via the Modern Method of Sale - T & C's Apply
- An Excellent Investment Opportunity
- In Need of Some Improvement
- Kitchen
- Lounge
- Ground Floor Bathroom
- Buyers Fees Apply, Subject to Reserve Price
- Long Rear Garden
- Private Driveway Parking Accessed via the Rear
- EPC Rating – D, Council Tax Band A



BRIEF DESCRIPTION

Offered by the Modern Method of Sale, this property is an excellent investment opportunity in a convenient location in St Georges.

In need of some refurbishment, the property offers Downstairs Living Room, Kitchen and Bathroom, as well as Two Bedrooms upstairs. There is also a long Garden and Private Driveway Parking accessed via Rothwell Close to the rear.

LOCATION

Situated in the established residential locality of St. Georges being served by an OFSTED 'Outstanding' rated local Primary School and Shop.

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



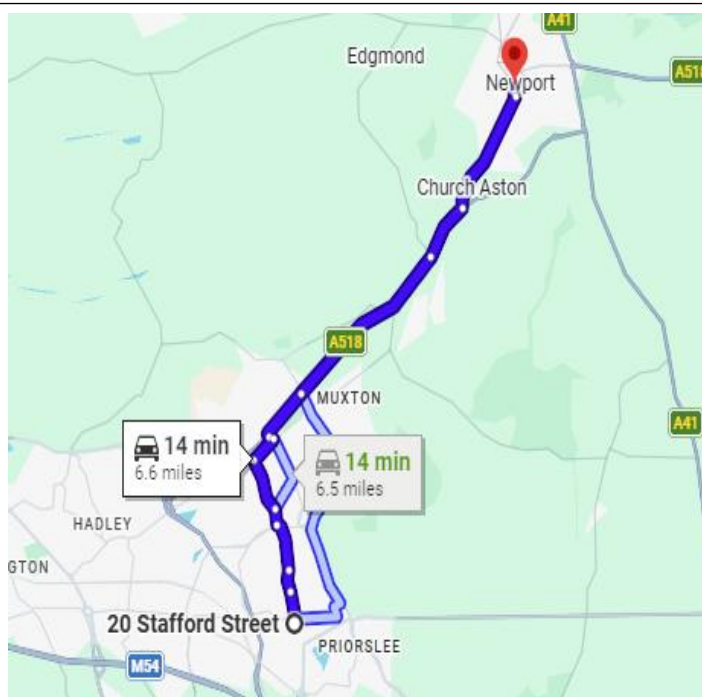
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS **PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services 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/>

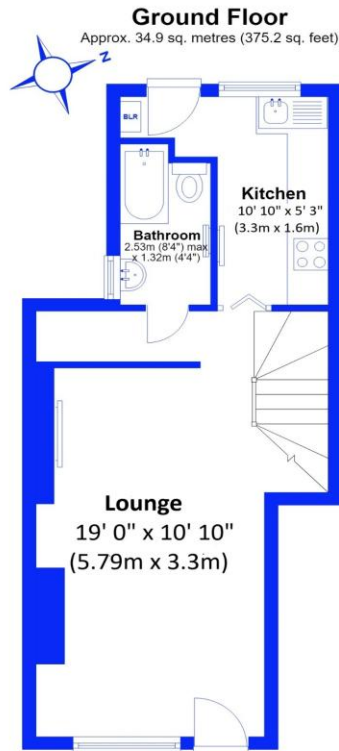
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From the A442 Queensway in a northerly direction, come off at The Greyhound Interchange and take the third exit off into Station Road. Follow this road down to the roundabout and take the third exit off into Uxacona Way and continue to the next roundabout - take the second exit into Station Hill. Proceed up the hill to the top and at the mini roundabout turn right into Stafford Street and no.20 will be found a short way along on the right hand side just past the Co-Op store.

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: 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.



Total area: approx. 59.8 sq. metres (643.7 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers 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, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.

Plan produced using PlanUp.

20 Stafford Street, St Georges, Telford

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 820 239

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Email: newport@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.