



8 The Ashes, The Cloisters, St. Georges. Offers in the region of £225,000

This modern, 3 Bedroom terraced house on the popular "Cloisters" development offers spacious accommodation throughout, lovely views over the pool and includes allocated parking in addition to a covered carport area. Benefitting from a Master En-suite and a Downstairs W.C., the large Kitchen/Diner and low maintenance enclosed rear garden is perfect for first time buyers, young families or those looking to downsize, whilst still being just a stone's throw from all local schools and amenities.

Being offered with No Upward Chain, the property briefly comprises 15ft Kitchen/Diner (with direct access to the garden), Lounge (with dual aspect window and French doors), Downstairs W.C., 3 good-sized Bedrooms, Master En-suite and Bathroom. Externally there are garden areas to the front and rear and direct access to and from the parking area via a back gate. Gas C.H. & uPVC D.G. throughout. Council Tax Band C. EPC Rating C. Estate Maintenance Charge £134.92 for 2026.

8 The Ashes, The Cloisters St. Georges Telford Shropshire

Property entered via

composite door under storm porch into

Kitchen/Diner 15' 11" x 10' 6" (4.85m x 3.20m) (max)

Door to the rear garden. Door to useful downstairs cupboard. Stairs to first floor.

Lounge 15' 11" x 9' 11" (4.85m x 3.02m)

Double French doors to the rear garden.

Downstairs W.C. 5' 8" x 3' 7" (1.73m x 1.09m)

Upstairs to

first floor landing which provides access to all Bedrooms and Bathroom.

Master Bedroom 11' 8" x 10' 1" (3.55m x 3.07m)

(max)

Double built-in wardrobe.

Master En-suite 6' 11" x 3' 11" (2.11m x 1.19m)

Bedroom 2 15' 0" x 7' 9" (4.57m x 2.36m) (max)

Bedroom 3 10' 5" x 7' 10" (3.17m x 2.39m) (max)

Bathroom 6' 9" x 6' 7" (2.06m x 2.01m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front is a lawned garden with a shale seating area from which views over the pool may be enjoyed. Lying adjacent is a paved pathway with steps which lead to the front door. A border situated to the other side contain low level Buxus hedging.

To the rear is a low maintenance, paved garden with wooden storage shed. Electric security light and water tap. A pedestrian gate allows access to a tarmacadam parking area where two allocated spaces belong to the property, one being under a covered carport area.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Letroplan 12/05

Barker Healey

PROPERTY



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