



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



**Llanover Grove Street, St. Georges, Telford, TF2 9JN
Offers In The Region Of £330,000**



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St George's is an historic town within Telford, known for its strong community spirit and its origins as a centre for coal mining and industry during the Industrial Revolution. Before becoming part of the new town of Telford in the 1960s, St George's developed around local mines, ironworks, and brickworks, which played an important role in the region's economic growth. Today, the town combines its industrial heritage with modern residential areas, local shops, nursery, school (OFSTED rated Outstanding in 2024), and community facilities including cricket pitches, all weather hockey pitch and bowling green. Its convenient location provides easy access to Telford town centre while retaining a distinct identity and a sense of local history.

Available with No Upward Chain

Llanover occupies a corner plot with a walled front garden and pedestrian access from Grove Street. The part brick, part rendered house, with its striking black and white design, has three generous bedrooms, two reception rooms and has a wealth of period features including tiled floors, fireplace, original doors and woodwork.

The property in more detail:-

Glazed wooden entrance door to

Enclosed Porch

with decorative tiled floor and hardwood door with decorative glass panel. Side panel with coloured glass design. Electric light.

Entrance/Through Hall

with a continuation of the tiled floor from the porch. Understairs cupboard.

Lounge

13'10" x 12'11" (4.24 x 3.94)

having decorative tiled fireplace and hearth with metal surround. Wooden mantelpiece and fire surround. Picture rail and decorative coving. Splayed bay with double glazed wooden framed sash windows having front aspect. Radiator.

Dining Room

14'7" (max) x 11'9" (4.46 (max) x 3.59)

having wood effect laminate floor and radiator. uPVC framed double glazed windows to the side and rear. Brick fireplace with niches above (all currently boarded up) with tiled hearth. Picture rail and coved finish to ceiling. Glazed door to conservatory.

Kitchen

16'6" x 9'0" (5.03 x 2.75)

having a range of cream coloured base and wall mounted units, including glass fronted display cabinets, cupboards and drawers with contrasting roll edge worktop. The former chimney breast has been converted into an alcove to house an electric cooker, with a cupboard and drawer to the side. Space for a fridge/freezer. Single basin single drainer sink unit with mixer tap. Tiled floor and wall tiling to half height. Radiator. Wooden glazed door to conservatory and wooden window with secondary glazing and rear outlook. Wood panelled ceiling.

Conservatory

10'8" x 5'10" (3.27 x 1.79)

having brick base and polycarbonate roof. Outlook to rear garden. Door to cloakroom/W.C. Door to cupboard housing Baxi gas fired boiler.

From the hallway, turned stairs lead to the first floor landing, with a uPVC double glazed window having side outlook at the turn. The landing has a small hatch to the loft.

Door to useful small storage room (2.63m (max) x 2.29m) with uPVC double glazed dormer window and front aspect.

Bedroom One

12'3" x 12'11" (3.74 x 3.94)

a double bedroom having a splayed bay wooden double glazed window with front aspect and uPVC framed double glazed side window. Picture rail. Radiator.

Bedroom Two

11'8" x 11'1" (3.58 x 3.38)

a double size room having side and rear aspect, uPVC framed double glazed windows. Picture rail.

Bedroom Three

9'10" x 9'8" (3.00 x 2.96)

a smaller double room with rear aspect uPVC framed double glazed window. Radiator. Picture rail.

Bathroom

with a white suite comprising a bath and tiled side panel, low level flush W.C. and corner shower cubicle with Triton shower. Sink unit with vanity cupboard beneath. Radiator. Full height tiling around the bath and shower areas.

Outside

From Grove Street, there is a gate for pedestrian access to the front of the property and the garden which is enclosed by walls. To one side of the garden is an area of artificial grass and to the other side paths wind between a variety of shrubs, which lead to a side gate giving access to the rear garden.

The pathway continues to the rear garden, being stepped in places, having further areas of shrubs, artificial grass and a raised ornamental pond. A gate provides access to Goulbourne Road. Garden shed. Double gates from Goulbourne Road lead to a driveway for one car and a prefabricated single garage.

Additional Information

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

EPC RATING: D (60)

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.

ADDITIONAL CHARGES: We understand that no additional charges are payable.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any onerous rights or restrictions that would affect the property.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planned developments or permissions that would impact the property.

COAL FIELDS/MINING: The property has not been affected by any mining related issues. However, Telford is an historic mining area and prospective purchasers are advised to make their own enquiries with regard to this.

IMPORTANT NOTE: Some rooms contain polystyrene ceiling tiles.

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

DIRECTIONS: From The Square in St. Georges, proceed East along Church Street and take the first right hand turning into Grove Street. Continue past The Turf public house and the property can be found on your left hand side at the junction with Goulbourne Road.

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 Guild365 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 £30.00 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.

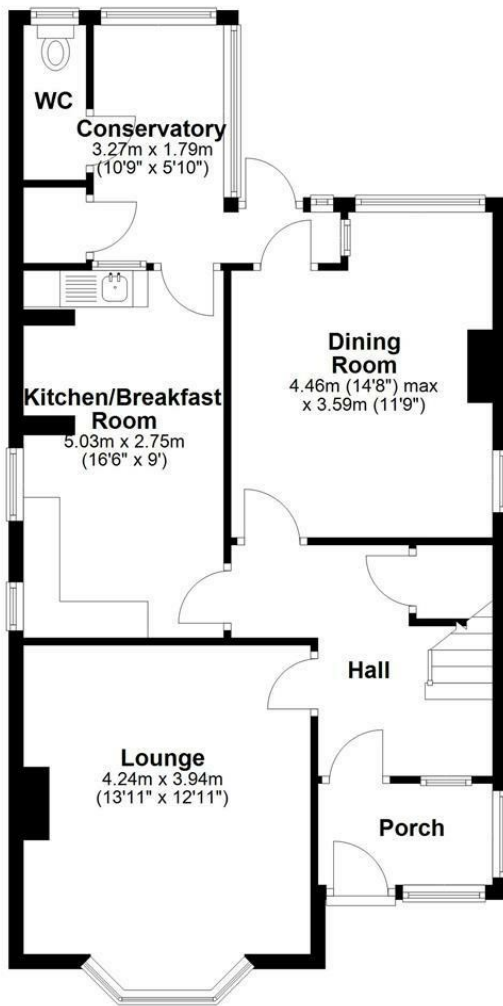




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	74
England & Wales		EU Directive 2002/91/EC

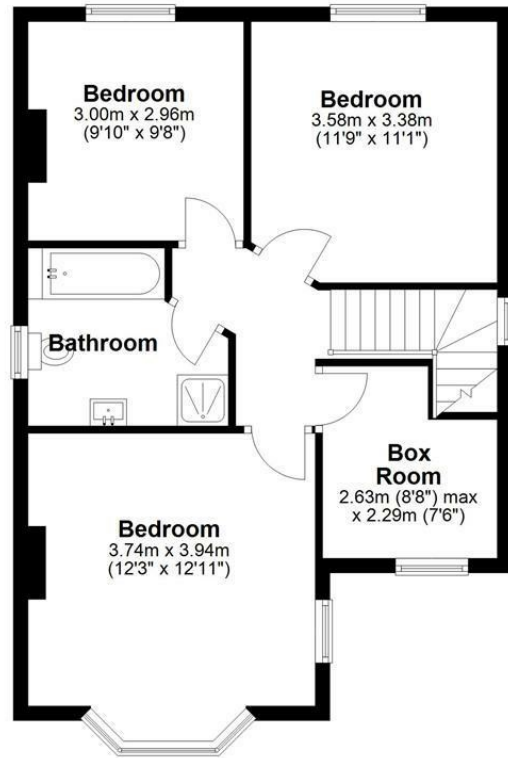
Ground Floor

Approx. 70.4 sq. metres (758.1 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.6 sq. feet)



Total area: approx. 126.0 sq. metres (1356.7 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.

