



**Estate Agents
Letting Agents
Surveyors & Valuers**

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



12 Reed Close, St. Georges, Telford, TF2 9TQ
Offers In The Region Of £285,000

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St Georges is a much favoured residential area of Telford and benefits from having a nursery and primary school, convenience stores and several pubs. Sports facilities including cricket pitches, hockey pitch and a bowling green are available, with a club building on site. Redhill Country Park and the larger Granville Country Park provide opportunities to walk and explore the history of the area. Telford Town Centre is close by with its covered shopping centre, retail parks, Southwater leisure development, railway station and M54 motorway connection points.

Storm Porch with light fitting and quarry tiled floor.

Timber panelled front entrance door with lead glazed detail.

Entrance Hall

Laminate flooring and double glazed side aspect window. Radiator

Lounge

13'10" x 13'6" (4.23 x 4.13)

With Adam style fireplace surround and tiled hearth / back. Bay window to the front with double glazed units. Two radiators and laminate flooring. Leading to...

Dining Room

9'3" x 8'10" (2.82 x 2.70)

With open archway. uPVC framed double glazed 'French' doors to rear garden.

Kitchen

9'2" x 8'7" (2.81 x 2.62)

Having a good range of fitted base and wall mounted cupboards, the former with roll edge worktop to finish. Stainless steel 1 1/2 bowl sink unit with recess below for a washing machine. Built-in Indesit electric double oven and grill with 4 ring gas hob above and filter extractor over. Integrated fridge and freezer. Splashback wall tiling and ceramic tiled floor. Radiator. Double glazed window with outlook to rear garden. Understairs cupboard. uPVC framed double glazed external door to side path and gardens.

Cloakroom / WC

Suite comprising low-level flush WC and wash hand basin. Ceramic tiled floor. Radiator and double glazed window.

From the Lounge, stairs to Landing with access hatch to loft. Built-in airing cupboard with lagged water cylinder.

Bedroom One

12'8" max x 9'8" (3.87 max x 2.97)

Good double bedroom with double glazed window to the front. Built-in double wardrobe and laminate flooring. Radiator.

En-suite Shower Room

Having shower cubicle with electric shower. Low-level flush and wash hand basin. Double glazed window. Chrome tower radiator and ceramic tiled floor.

Bedroom Two

11'8" x 8'9" (3.57 x 2.67)

Double size bedroom with laminate flooring. Double glazed window with outlook to rear garden and radiator.

Bedroom Three

9'8" x 8'11" (2.96 x 2.72)

Double size bedroom with laminate flooring. Double glazed window with outlook to rear garden and radiator.

Family Bathroom

Being partially tiled, having suite comprising panelled bath with shower above. Inset wash hand basin and low-level flush WC. Radiator and double glazed window.

Outside

The property forms part of a well established residential development of mainly detached houses in the popular St. Georges area of Telford.

Positioned on a corner plot, the property has an open front garden finished to lawn. Driveway parking for two cars. Integrated single GARAGE with up and over door to the front, power and light.

External side door to path, from the front side path to private enclosed rear garden. The southerly facing rear garden has been landscaped to paved patio / entertaining area with stepped level lawn beyond. Various shrubbed borders. Outside lighting.

Additional Information

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

EPC RATING: C (71)

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 vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: We are not aware of any mining related issues having affected the property. Telford is an historic mining area and potential buyers are advised to make their own enquiries with regards to this

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

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.

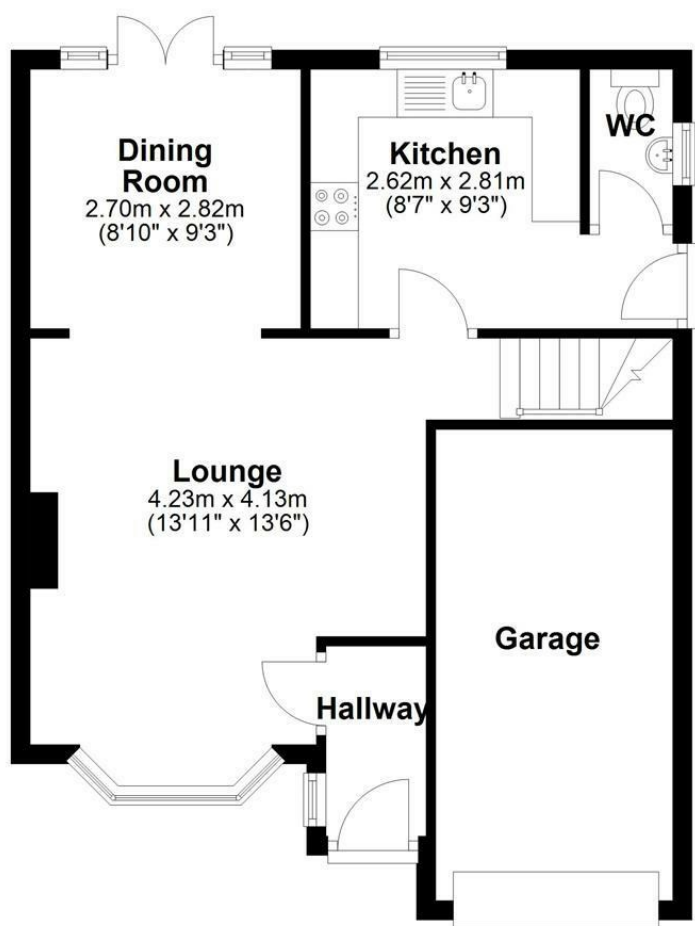




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
England & Wales		EU Directive 2002/91/EC

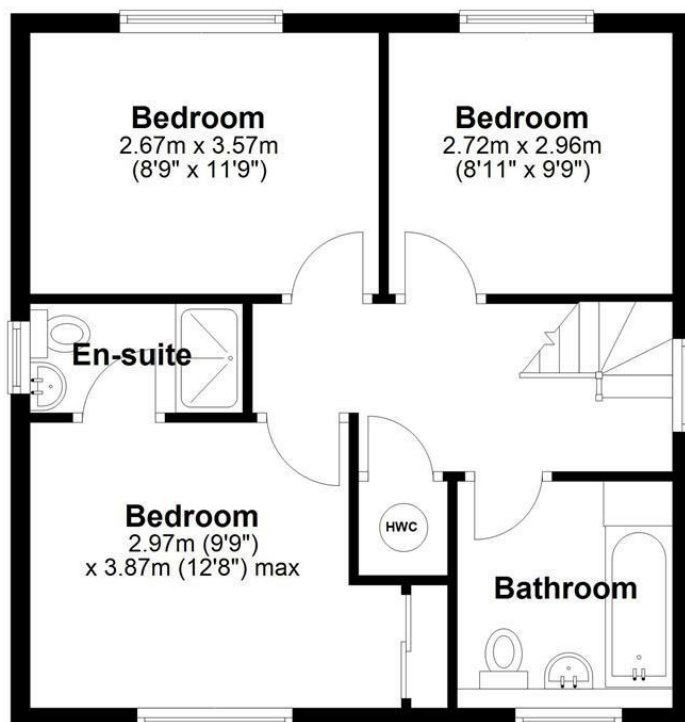
Ground Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.9 sq. feet)



Total area: approx. 99.2 sq. metres (1067.3 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.