



Helping *you* move



11 Mosclay Road, St Georges

Available with no upward chain, this nicely presented Three Bedroom Semi-Detached House offering an attractive refitted Kitchen, excellent driveway parking and substantial rear garden. Convenient for the local Primary School and local neighbourhood shops.

Offers in the Region of

£200,000

11 Mosclay Road, St Georges, Telford, Shropshire, TF2 9EX.

Overview

- Semi-Detached House
- No Upward Chain
- Nicely presented throughout
- Lounge
- Kitchen / Diner
- Three Bedrooms
- Bathroom
- Excellent driveway parking
- Rear Garden
- Gas CH, Double Glazing
- EPC D, Council Tax A



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

Brief Description

Offered for sale with no upward chain, this nicely presented Semi-Detached House is an ideal purchase for first time buyers or young family. A canopy porch opens into the Entrance Hall with stairs off to the first floor and doorway through to the attractive Kitchen / Diner - to the Kitchen area you will find a range of drawers, base and wall mounted units with complementary working surfaces and integral oven, gas hob and extractor, Belfast style sink and windows overlooking the front. The Dining area has a window overlooking the rear garden, door into a side passageway and opening through into the Lounge with bow window overlooking the rear garden.



From the side passageway there are doors to both the front and rear gardens along with two useful storage rooms. Stairs ascend to the first floor Landing with window to the front - Bedrooms One and Two overlook the rear garden and grounds of the local primary school; Bedroom Three is L shaped and located to the front. The Bathroom has a white three piece suite. The accommodation is complemented by gas central heating and upvc double glazing.

Externally, the property has gates providing access to the driveway block paviour area providing excellent off road parking space. The rear garden is predominantly laid to lawn with patio areas.



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 A

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 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 then third left into Grove Street - follow the road down into London Road and take the right turn into Mosclay Road where the property will be found on your right.

METHOD OF SALE

For Sale by Private Treaty.

WE39574.040226

AML REGULATIONS Barbers are marketing the property on behalf of Move with Us, who as the appointed selling agent are required by law to conduct anti-money laundering checks on all those buying a property, incurring a charge to purchasers of £ 58.80 (incl. VAT). This fee will need to be paid by you in advance, ahead of issuing a memorandum of sale, and is non-refundable.

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.
Made with Metropix ©2026

All measurements quoted are approximate:

KITCHEN AREA 10' 4" x 7' 4" (3.15m x 2.24m)

DINING AREA 6' 4" x 10' 0" (1.93m x 3.05m)

LOUNGE 13' 3" x 11' 5" (4.04m x 3.48m) max.

BEDROOM ONE 11' 2" x 10' 9" (3.4m x 3.28m) max.

BEDROOM TWO 8' 6" x 7' 8" (2.59m x 2.34m)

BEDROOM THREE 9' 4" x 6' 0" (2.84m x 1.83m) max. L shaped room

BATHROOM 6' 2" x 5' 4" (1.88m x 1.63m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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

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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.