



**Estate Agents
Letting Agents
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52 Tranters Row, The Nabb, St. Georges, Telford, TF2 9BS
Offers In The Region Of £189,950

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****NO UPWARD CHAIN****

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.

Set out in further detail below;

Stable style front door into...

Dining Room

11'3" x 10'9" (3.45 x 3.30)

Having quarry tiled floor and brick fireplace with cast iron fire. Front aspect window. Opens into

Kitchen

11'3" x 7'10" (3.45 x 2.39)

Base and wall mounted units comprising cupboards and drawers with wood work surfaces above. Free standing cooker with extractor above. Two rear aspect windows and quarry tiled flooring.

Inner Hall

Having a side door to the rear garden, storage cupboard and radiator. Door to...

Lounge

14'0" x 11'11" (4.29 x 3.64)

Central brick fireplace alcove. Two front aspect windows and radiator. Oak flooring.

Cloakroom / WC

Pedestal wash basin and low-level flush WC. Rear aspect window and radiator.

Stairs from the Hall rises to the first floor Landing, having a large storage cupboard housing the combination boiler and an additional storage cupboard. Hatch to loft.

Bedroom One

11'11" x 11'1" (3.64 x 3.40)

Double bedroom having a front aspect window and radiator.

Bedroom Two

11'6" x 11'1" (3.51 x 3.40)

Double bedroom having a front aspect window and radiator.

Bedroom Three

9'4" max x 7'10" (2.85 max x 2.39)

Rear aspect window and radiator.

Bathroom

Being partially tiled having a panelled bath. Low-level flush WC and pedestal wash basin. Rear aspect window and radiator.

Outside

The property benefits from an off-road parking space to the front with scope to extend for additional parking if required. A pedestrian gate and passageway (shared with number 54) leads to the property. Having lawn and gravelled areas to the front and garden shed. A shared passageway provides gated access to the rear courtyard garden, set to patio and decking areas. Outside tap.

Additional Information

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

EPC RATING: D (63)

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 property is accessed via a shared path with number 54 and the garden can be accessed by a shared alleyway.

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: The vendors 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.

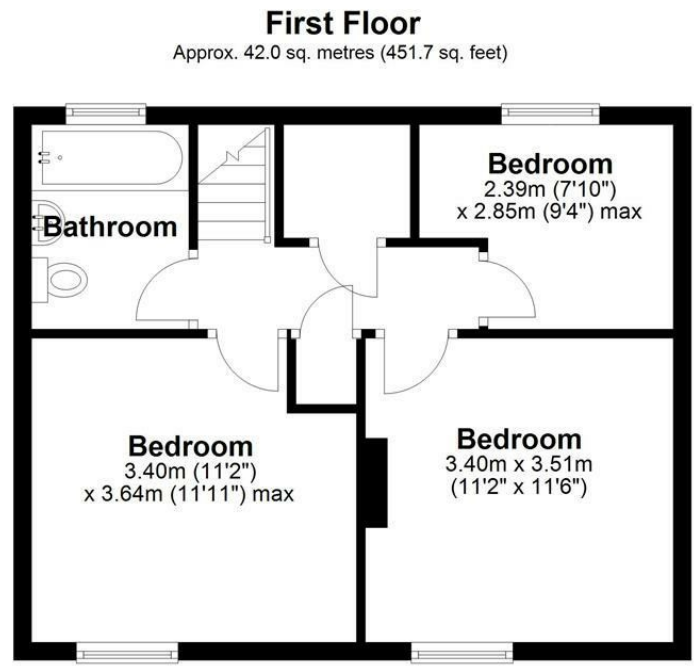
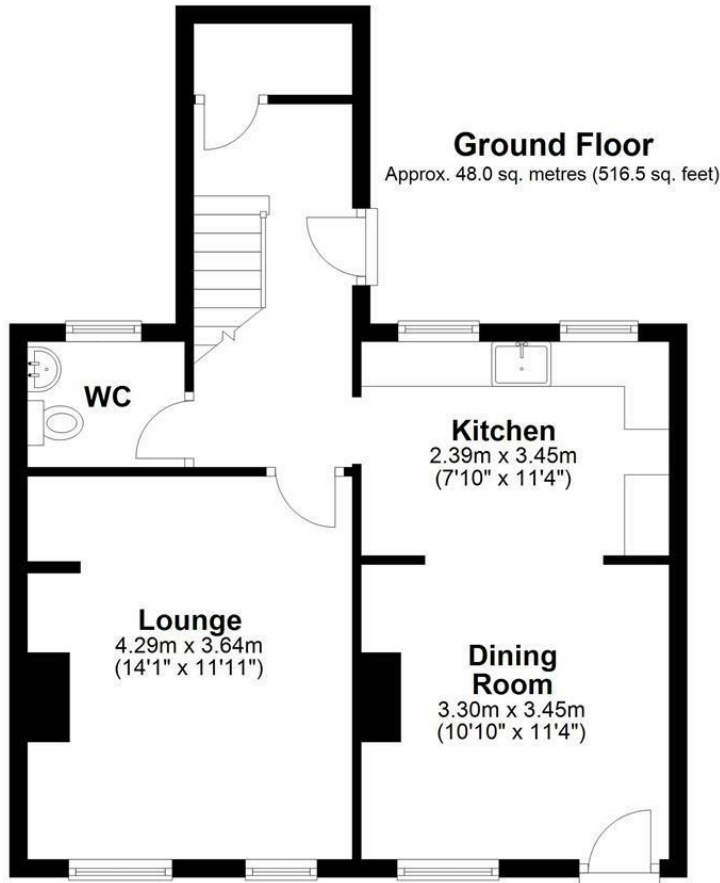
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		86
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 90.0 sq. metres (968.2 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.