



**Estate Agents
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Renetta Goulbourne Road, St Georges, Telford, TF2 9LE
Offers In The Region Of £160,000

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St Georges is a much favoured residential area of Telford and benefits from having a primary school (OFSTED Inspection 2024 "Outstanding"), convenience stores, several pubs and sports facilities. Telford Town Centre is close by with its covered shopping centre, retail parks, Southwater leisure development, railway station and M54 motorway connection points.

Renatta is a three bedroomed semi-detached house of brick and tile construction. The property has been in the same ownership since it was built and it is with sadness that they are now having to sell. This house provides a great opportunity for a new owner as it is in need of general refurbishment and modernisation.

The property in more detail:-

uPVC framed double glazed entrance door into

Entrance Hall

with uPVC framed double glazed window. Understairs cupboard. Radiator.

Lounge

13'7" (max) x 10'9" (4.15 (max) x 3.28)

uPVC framed double glazed box bay window to the front. Radiator. Concealed fireplace with tiled hearth and back.

Dining Room

13'10" x 10'9" (4.22 x 3.28)

having concealed fireplace with brick surround and ceramic tiled hearth. uPVC framed double glazed window to the rear garden.

Kitchen

10'1" x 5'6" (3.08 x 1.68)

having stainless steel sink unit with double cupboard below. Recess for gas cooker. Further double and 1/2 cupboards with drawer units above. Worktop to finish. Space for fridge/freezer. Quarry tiled floor. Radiator. uPVC framed double glazed window. External side door. Gas Glow-worm boiler. Radiator.

From the hall stairs to

Landing

uPVC framed double glazed window.

Bedroom One

11'7" x 10'6" (3.54 x 3.22)

uPVC framed double glazed window to the front. Radiator. Original cast iron fireplace as a feature.

Bedroom Two

13'10" (max) x 8'6" (4.22 (max) x 2.60)

uPVC framed double glazed window with outlook to the rear garden. Radiator. Built-in storage cupboard.

Bedroom Three

10'1" x 7'9" (3.08 x 2.38)

uPVC framed double glazed window with rear aspect. Radiator.

Bathroom

having half height wall tiling with white suite comprising enamel surfaced bath, wash hand basin and low level flush W.C. Tiled floor and radiator.

Outside

The front garden is laid mainly to lawn with a mixture of shrubs. Side path to rear garden, again finished to lawn and well established shrubs. Concrete sectional garage (4.78m x 2.51m) with parking space in front, both accessed off a service lane to the rear of the property.

Additional Information

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

EPC RATING: D (66)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion. There is a service lane to the rear of the property, the ownership of which is not known.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that mobile phone service is available at this property and no blackspots have been noted. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Broadband has never been installed at the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, PV cells)

RIGHTS AND RESTRICTIONS: We are aware of any onerous rights

or restrictions affecting 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 directly impact the property.

COAL FIELDS/MINING: St. Georges is an historic mining area and potential viewers are advised to make their own enquiries with regards to the proximity of mines in the area. The vendors are not aware of any mining related issues having affected the property.

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

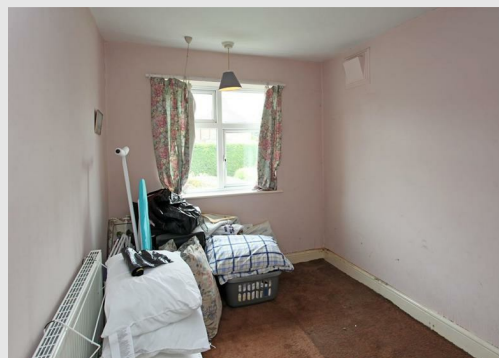
the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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 Smart Search 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.

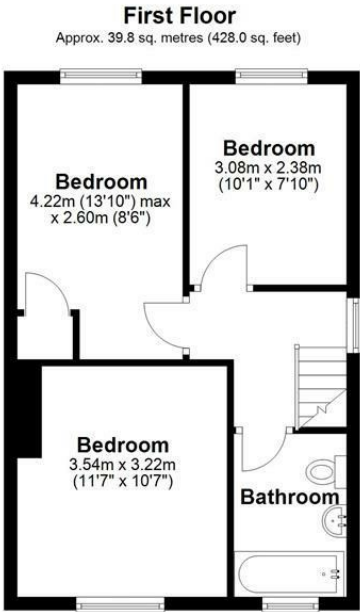
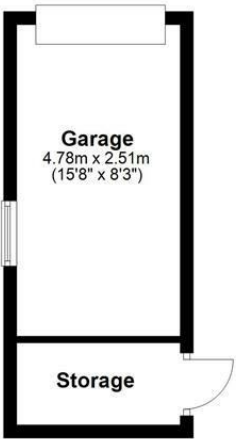
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		66
(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. 96.2 sq. metres (1035.0 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 firms employment has the authority to make or give any representation or warranty in respect of the property.