



**Estate Agents
Letting Agents
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33 Mosclay Road, St Georges, Telford, TF2 9EX

Offers In The Region Of £170,000

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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.

The property has been well maintained but would now benefit from some upgrading and modernisation. The property is set out in further detail below;

Canopy Porch

With glazed front door into...

Hallway

Having useful understairs storage area. Radiator.

Lounge

12'8" x 12'4" (3.88 x 3.78)

With decorative fire surround and contemporary pebble effect electric fire. Laminate flooring. Radiator and double glazed front aspect window.

Dining Room

9'3" x 7'10" (2.82 x 2.40)

Having rear aspect double glazed window and radiator. Laminate flooring.

Kitchen

10'11" x 9'3" (3.33 x 2.82)

With a range of fitted cupboards and drawers having contrasting work surfaces and wall tiling. Inset stainless steel sink and drainer unit. Space for cooker and plumbing provision for washing machine. Laminate flooring and double glazed rear aspect window.

Glazed door leads to a covered passageway, having front and rear access incorporating two useful built-in storage sheds.

Stairs from the Hallway rise to the first floor Landing, having access hatch to loft space. Built-in storage cupboard.

Bedroom One

11'1" x 9'10" (3.40 x 3.00)

With built-in full height shelved wardrobe. Radiator and double glazed front aspect window.

Bedroom Two

10'7" x 11'10" (3.25 x 3.63)

Having built-in wardrobe. Rear aspect double glazed window and radiator.

Bedroom Three

8'7" x 8'1" (2.64 x 2.48)

Built-in cupboard over stairs. Front aspect double glazed window.

Bathroom

Being fully-tiled having panelled bath and separate shower cubicle with electric shower unit. Low-level flush WC and pedestal wash hand basin. Ceramic tiled floor and electric heater.

Outside

The property is approached off Mosclay Road over a concrete driveway with shaped front lawn and side borders. The fully enclosed rear garden is laid to concrete paths with a shaped lawn and former vegetable garden. 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 (60)

TENURE: We are advised by the Vendors, 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: Telford is a historic coal mining area but no mining related issues have been reported.

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

DIRECTIONS: From the Asda roundabout at Donnington, continue along Wrockwardine Wood Way and turn first left at the traffic lights onto St Georges Road. Carry along this road and at the next mini island continue straight onto Gower Street. At the next mini island go straight over and after a short distance, take a left turning onto Grove Street. Take a further right

turning onto Mosclay Road and the property can be found on your left handside.

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 £25.00 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.

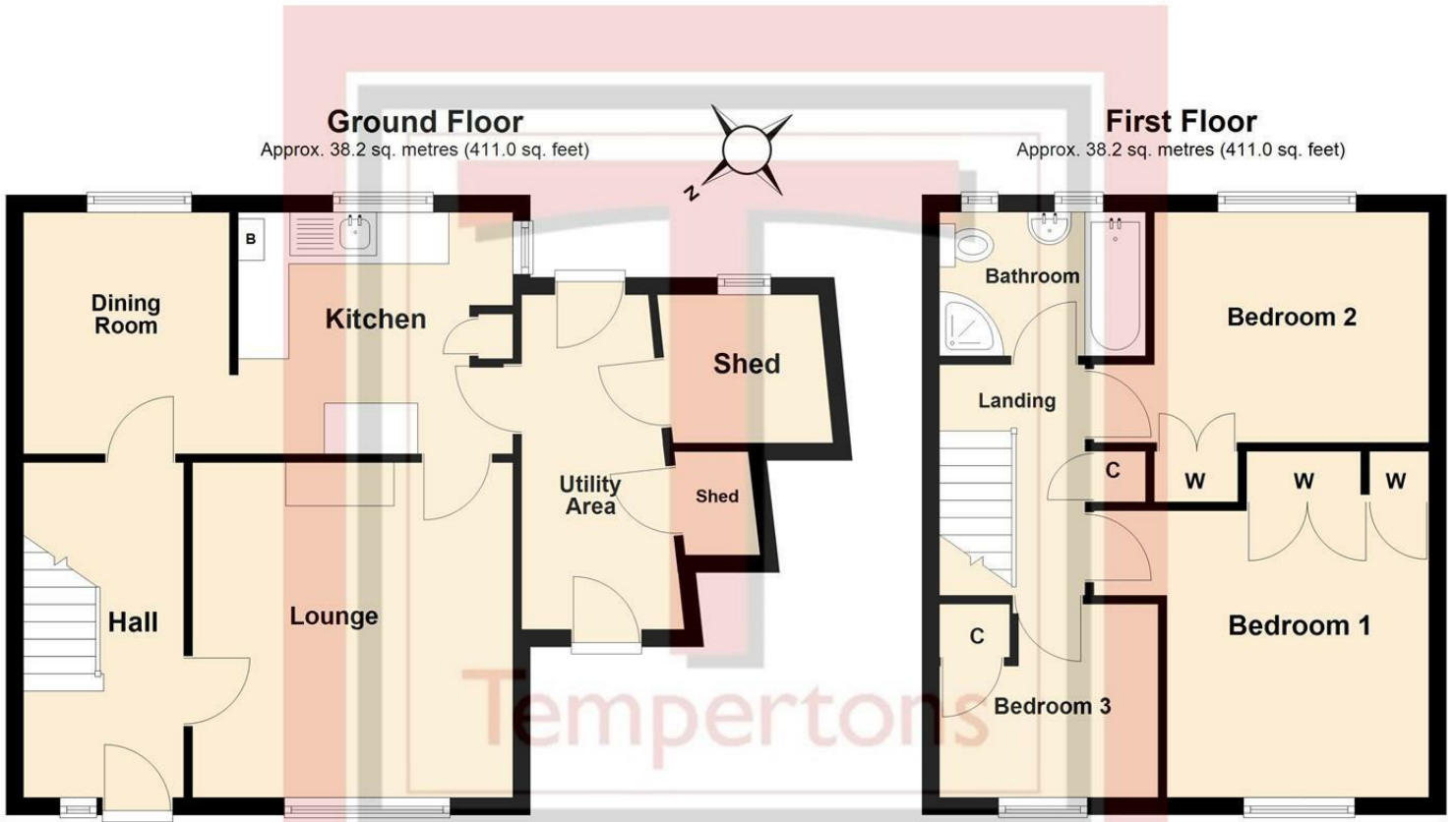
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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	70
England & Wales		EU Directive 2002/91/EC



Total area: approx. 76.4 sq. metres (822.0 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

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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.

