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Elmsdene Limekiln Bank, St. Georges, Telford, TF2 9NU
Offers In The Region Of £289,950

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

Available with No Upward Chain

Elmsdene is a traditionally built three bedroomed detached house situated near to the entrance of a popular no through road, within close proximity of local amenities. Positioned on a generous size individual plot, the property is in need of some modernisation and general refurbishment.

The gas centrally heated and double glazed accommodation is set out in more detail as follows;

Attractive arch porch entrance with tiled floor. Timber panelled entrance door with patterned glazed side screens.

Entrance/Through Hall

having radiator.

Dining Room

13'5" x 10'11" (4.10 x 3.33)

double glazed window with outlook to rear garden. Radiator.

Multipanel double doors to

Lounge

12'11" x 10'11" (3.94 x 3.33)

double glazed window to the front. Panelled radiator. Living flame coal effect gas fire with marble effect hearth and Adams style surround.

Kitchen

10'8"(max) x 7'9" (3.26(max) x 2.38)

having a range of fitted base and wall mounted cupboards comprising 1 1/2 bowl sink unit with single cupboard below and recess to the side with plumbing connection for a washing machine. Return work surface with double and single cupboards below. Opposite is an integrated electric oven with 4 ring hob above and fitted extractor over. Matching drawer units and wall mounted cupboards. Tiled floor. uPVC framed double glazed window with outlook to rear garden. Concealed central heating boiler. uPVC framed double glazed external door to rear garden. Open to understairs storage cupboard.

From the hall stairs to

Landing

uPVC framed double glazed window. Hatch to loft.

Bedroom One

12'11" x 10'11" (3.94 x 3.34)

double size bedroom with outlook to the front. Radiator.

Bedroom Two

13'5" x 10'11" (4.10 x 3.33)

double size bedroom with outlook to rear garden. Radiator.

Bedroom Three

7'6" x 7'9" (2.31 x 2.38)

single size room with outlook to the front.

Bathroom

having enamel surface metal bath with splashback tiling surround. Pedestal wash hand basin. Patterned double glazed window. Radiator. Built-in airing cupboard with lagged hot water cylinder.

Separate W.C.

low level flush W.C. Patterned double glazed window.

Outside

The house is positioned on a generous size regular shaped plot with the front garden finished to neat formal lawn. Driveway to the side suitable for parking three cars. Leads to an attached single garage (5.56m x 2.75m) with up-over door to the front, power and lighting. Also door to rear garden. From the front side access to rear garden.

An attractive feature of the property is the extremely good size rear garden (min. 75 ft length) which is mainly set out to two level areas of lawn. Also front and side borders and flower beds.

Additional Information

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

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.

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

BROADBAND AND MOBILE SERVICES: We understand that broadband has not been installed at this property. 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.

*Vendors have not made us aware that there mobile black spots within the property (give details).

ADDITIONAL CHARGES: We understand that there are no additional charges payable.
(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: Vendor is not aware of any rights or restrictions relating to the property.

FLOODING ISSUES: The property has not been affected by flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any developments that will have an impact on the property.

COAL FIELDS/MINING: St Georges is a known coal mining area but the vendor is not aware of any mines close to 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 identification documents prior to the issue of sale confirmation.

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.

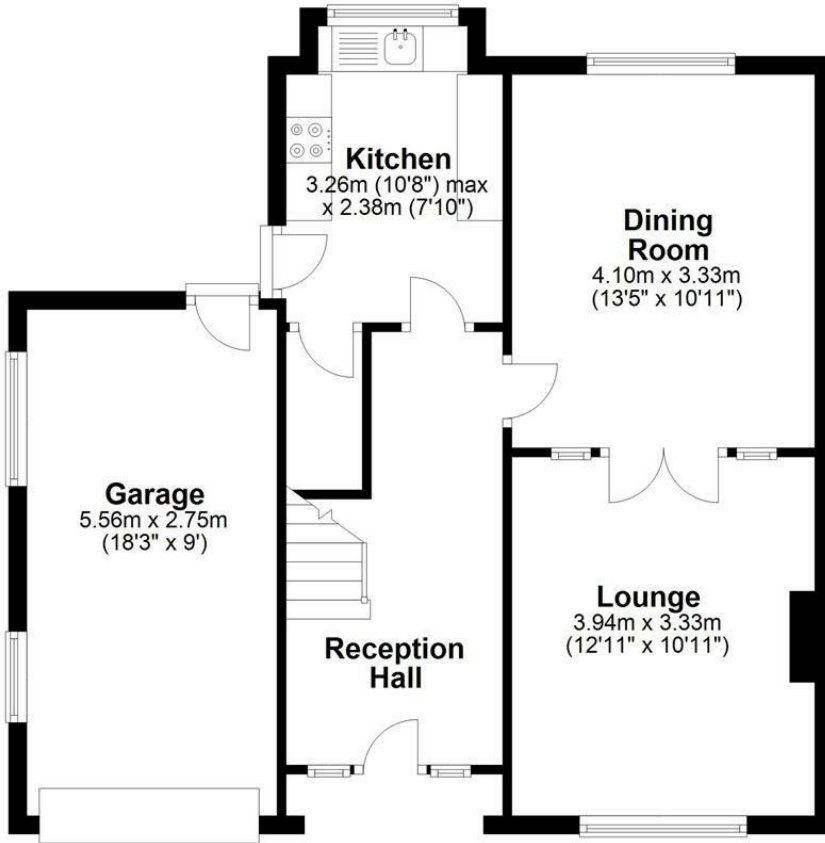




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

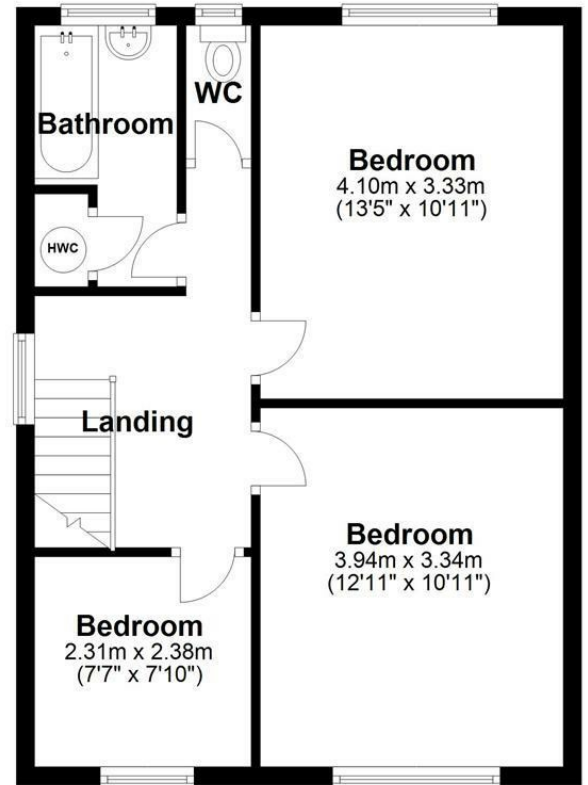
Ground Floor

Approx. 64.0 sq. metres (689.1 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.6 sq. feet)



Total area: approx. 111.4 sq. metres (1198.7 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.