



Helping *you* move



1 Eaton Crescent, St. Georges

This three Bedroom Detached House is situated on the edge of this popular and established residential area, conveniently located for education and leisure facilities.

Offers in the Region of

£285,000

1 Eaton Crescent, St. Georges, Telford, TF2 9DQ.

Overview

- Detached House
- Sitting Room
- Lounge / Diner
- Kitchen, Cloakroom
- Three Bedrooms
- Bathroom
- Generous garden plot
- Driveway Parking, Garage
- Gas Central Heating
- EPC D, Council Tax D



Location

Situated in the established residential locality of St. Georges being served by a 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

A three bedroom detached house, situated on the edge of this popular, established residential area.

From the enclosed Porch a door opens into the Hall with stairs to the first floor and door into a Cloakroom with two piece suite. Off to the left is the Sitting Room with window to the fore and feature fireplace and hearth. Off the hallway there is the Lounge that benefits from a multi-fuel stove. The room flows on into the extended Dining Area with patio doors overlooking the rear garden. The Kitchen has a range of units, with gas hob and oven. There is a door to the rear, providing access to the rear garden.



Stairs ascend from the Entrance Hall and turn up to the first floor Landing with window on the side. Bedroom One is located to the front and has built-in sliding mirror door wardrobes. Bedroom Two is located to the rear, enjoying dual aspect windows and built-in sliding mirror door wardrobes. There is a single Bedroom to the front. The Bathroom comprises a white three piece suite, with a shower over the bath. The property benefits from gas central heating.

Externally, the property is approached over a driveway with adjacent lawn with inset shrubs to the side. A gate provides access down the side of the property to the Garage and into the generous rear garden – having a lawn to the side, patio area and separate area to the rear previously used for growing vegetables, along with well established shrub borders.



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 D

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

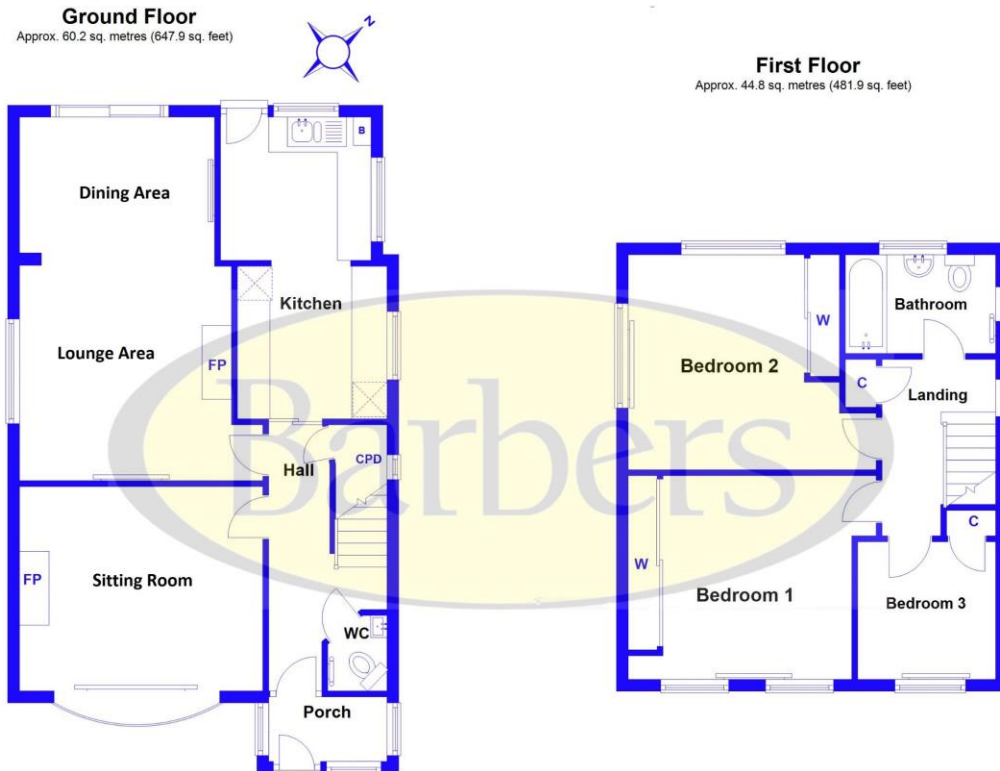
Proceeding along the A442 Queensway in a northerly direction, come off at Greyhound Interchange and proceed into Station Road. At the roundabout turn right into Cannongate and take the second left into Eaton Crescent - the property will be found on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE36590.081024

AML REGULATIONS To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Total area: approx. 105.0 sq. metres (1129.8 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software
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All measurements quoted are approximate:

SITTING ROOM 11' 4" x 13' 6" (3.45m x 4.11m)

LOUNGE AREA 13' 7" x 11' 11" (4.14m x 3.63m) max.

DINING AREA 10' 4" x 8' 0" (3.15m x 2.44m)

KITCHEN 18' 1" x 8' 7" (5.51m x 2.62m) max.

WC 4' 1" x 3' 3" (1.24m x 0.99m)

BEDROOM ONE 11' 5" x 12' 6" (3.48m x 3.81m) max.

BEDROOM TWO 13' 6" x 12' 0" (4.11m x 3.66m) max.

BEDROOM THREE 8' 6" x 7' 10" (2.59m x 2.39m)

BATHROOM 8' 4" x 5' 5" (2.54m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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

1 Church Street, Wellington, Telford, TF1 1DD

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Email: wellington@barbers-online.co.uk



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.