



Helping *you* move



## 25 Eaton Crescent, St. Georges

A beautifully presented, extended Semi-Detached House that provides spacious Four Bedroom accommodation along with a Garage. Located in the popular residential area of St. Georges and convenient for a range of neighbourhood amenities and education facilities.

Offers in the Region of

**£312,500**

# 25 Eaton Crescent, St. Georges, Telford, Shropshire, TF2 9DQ

## Overview

- Semi-Detached House
- Four Bedrooms, Master Ensuite
- Hall, WC
- Kitchen/Diner
- Lounge
- Family Bathroom
- Gas Central Heating
- Double Glazed Windows
- Driveway, Garage, Garden
- EPC tbc, Council Tax B



## 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

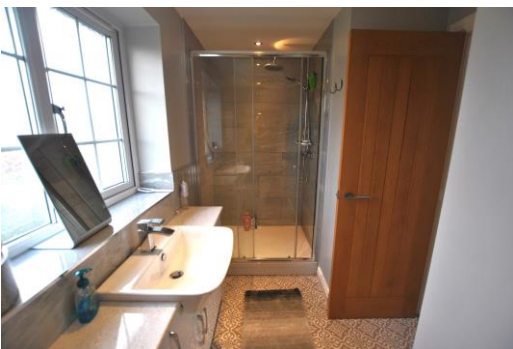
## Brief Description

A beautifully presented, Semi-Detached House, offering spacious accommodation. Entering the property into the Hall with useful cupboard and stairs to the first floor; a door opens into the Lounge with French doors opening out to the rear garden. A door opens into the Kitchen/Diner, that has a range of base and wall units, a door to the garage, WC and further side door to the garden.



Stairs ascend to the first floor Landing where there are four bedrooms; the master bedroom benefitting from an attractively refitted en suite shower room and built in wardrobes. The family bathroom has also been refitted and comprises bath with shower over, WC and wash hand basin.

Externally, the property is approached over a driveway, that fronts the single garage, with access at the side of the property to the rear garden, and adjacent lawned garden. The rear Garden enjoys a patio area with lawned garden and further retained 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 B

#### 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](mailto: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. As you approach the roundabout turn right into Cannongate and take the second left into Eaton Crescent - the property will be found a short way along on the left hand side.

#### METHOD OF SALE

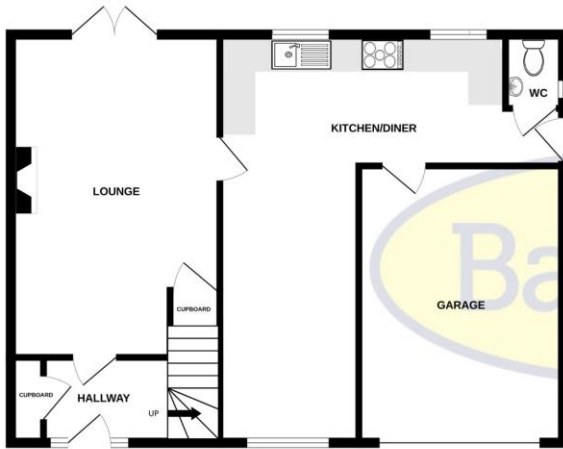
For Sale by Private Treaty.

WE37068 181224

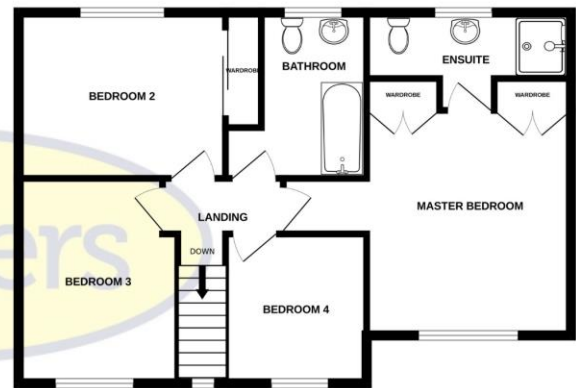
#### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £35 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 1412 sq.ft. (131.2 sq.m.) approx.  
Made with Metropix ©2024



All measurements quoted are approximate:

**LOUNGE 18' 9" x 12' 2" (5.72m x 3.71m)**

**KITCHEN 16' 7" x 7' 7" (5.05m x 2.31m)**

**DINING AREA 16' 9" x 11' 11" (5.11m x 3.63m)**

**WC 3' 4" x 4' 3" (1.02m x 1.3m)**

**BEDROOM ONE 12' 6" x 11' 6" (3.81m x 3.51m)**

**ENSUITE 11' 7" x 3' 10" (3.53m x 1.17m)**

**BEDROOM TWO 12' 0" x 9' 8" (3.66m x 2.95m)**

**BEDROOM THREE 11' 11" x 9' 2" (3.63m x 2.79m)**

**BEDROOM FOUR 8' 8" x 7' 8" (2.64m x 2.34m)**

**BATHROOM 6' 0" x 9' 9" (1.83m x 2.97m)**

**GARAGE 11' 11" x 16' 1" (3.63m x 4.9m)**

EPC Graph to be inserted here

## 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

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto: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.