



Walker Crescent St Georges Telford
TF2 9QD

Offers in the Region Of
£265,000

A recommended property for the growing family this extended semi-detached house now has four bedrooms, two bathrooms, a lovely kitchen with dining area and a pleasing lounge. The garage has been altered to accommodate the children's hobbies and computer game adventures but can be put back to a garage easily. There are three double bedrooms and one single. The large garden to is brilliant for football, trampolines and decked sunny spot for the evening drink. Large patio. Parking for two cars. Very sought after residential area with good schools and plenty of places to walk plus excellent transport. Viewing by appointment.

- BEAUTIFUL EXTENDED FAMILY HOUSE
- GARAGE IS CURRENTLY ANOTHER ROOM
- CONSERVATORY
- EPC D and C TAX B
- GREAT GARDENS FOR THE GROWING FAMILY
- FOUR BEDROOMS AND TWO BATHROOMS
- LOVELY LOUNGE

Walker Crescent, St Georges, Telford, Shropshire, TF2 9QD

Frontage

The house is on a very popular estate much sought after for many families especially with St Georges school being such a good one. There are supermarkets nearby. Excellent transport, shops and a local cricket club. The house itself stands well on the estate with bay window, up and over garage door, shrubs and substantial fencing.

Lounge 12' 7" x 12' 1" (3.83m x 3.68m)

The lounge is bright and airy with a bay window overlooking the front, ceiling coving, radiator, fire surround on brick feature wall with archway to dining room with glazed panel door to fit.

Kitchen/Diner 9' 9" x 15' 4" (2.97m x 4.67m)

You enter the dining area through the double arched doorway with space for table and chairs. Patio doors to garden, radiator, light fitting and ceiling coving. The flooring is dark grey laminate with a mismatched tiled effect. The kitchen area is smart with white units, wall units, drawer units, contrasting with dark flooring and dark oak effect work tops. Under the window is a single drainer sink unit, swan neck tap, attractive tile splash back. Space for appliances, Light fitting and coving.

Den 16' 5" x 12' 10" (5.00m x 3.91m)

From the kitchen into the ex-garage is the family den for children and adults alike putting computers and another TV as place to chill and naturally keeping the lounge tidy! It is easy to put back to a garage if required only separated by plasterboard.

Conservatory 9' 7" x 12' 3" (2.92m x 3.73m)

Good sized conservatory opening out onto the patio. There is electric and a ceiling fan and vinyl flooring.

Bedroom 1 10' 4" x 12' 10" (3.15m x 3.91m)

This bedroom is in the extension overlooking the front of the house and has a large walk-in dressing area, laminate flooring. Radiator under the window. Loft hatch, light fitting. Glazed door to landing. Lovely en-suite with shower cubicle, wash hand basin and w.c. Window to side with obscured glass. Shaving socket and Extractor fan. Radiator. Laminate flooring.

Bedroom 2 11' 7" x 8' 10" (3.53m x 2.69m)

To the rear and overlooking the garden this pretty room has ceiling coving a window with radiator. Plenty of room for wardrobe and desk. Posters not included.

Bedroom 3 11' 8" x 8' 2" (3.55m x 2.49m)

Overlooking the front of the house this is a good-sized room with plenty of room for computer desk and chair plus room for storage units for clothes Window with radiator under. Ceiling coving

Bedroom 4 7' 6" x 7' 7" (2.28m x 2.31m)

Again, to the front this single bedroom has a window with radiator under.

Family Bathroom

With white suite, shower over lovely P shaped bath and fitted bath screen, window with obscured glass, ladder style towel radiator, vinyl flooring. Honey coloured tiling finishes the look.

Gardens

A real feature of this house is the large garden, which is ideal for families, there is a raised corner decked area, large patio which gets very sunny. Then you come to the level grassed area which is quite long and ideal as a pleasure garden but also one which children and pets would love, Ideal for sport, plenty of room for a trampoline or the largest paddling pool you could get. Brick walls and fencing with concrete posts and mature shrubs and bushes.



Total area: approx. 117.7 sq. metres (1267.1 sq. feet)



Energy performance certificate (EPC)

137 Walker Crescent St. Georges TELFORD TF2 9QD	Energy rating C	Valid until: 23 July 2034
		Certificate number: 2874-3040-6203-7494-2204

Property type Semi-detached house

Total floor area 104 square metres

Rules on letting this property

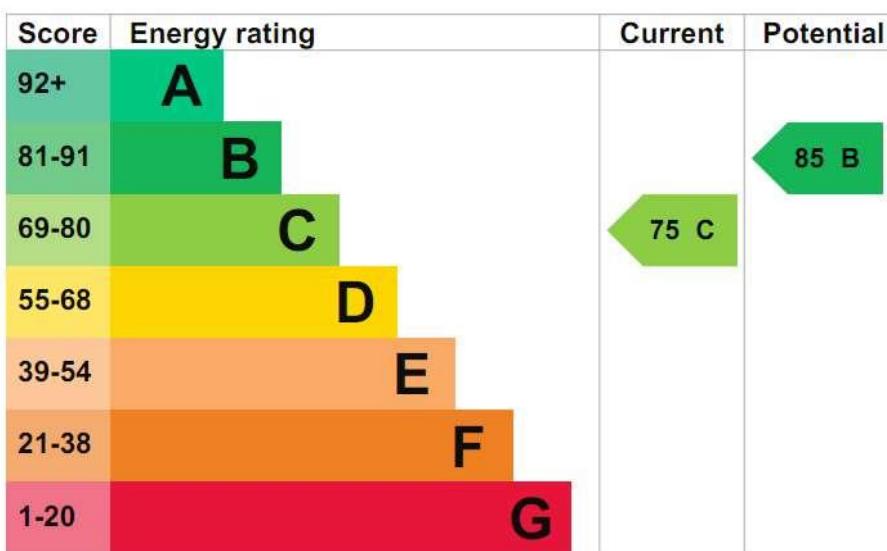
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance