



23 Grove Street, St. Georges, TF2 9JN

£225,000

Offered for sale with NO UPWARD CHAIN.

Step into this modernised semi-detached house in the sought-after neighbourhood of St Georges, Telford. Boasting three bedrooms, including a garden room/utility and a separate dining room. This property offers the perfect space for first time buyers or growing families.

With two bathrooms, including a separate shower room, a fitted kitchen, and a lounge bathed in natural light, this home exudes comfort and convenience. The attractive enclosed garden and double-glazed windows create a peaceful oasis in the heart of town.

Conveniently located near the popular district centre and just a stone's throw away from Oakengates and Telford Centre, this property provides easy access to supermarkets, local shops, and primary/junior schools, making it ideal for families.

Complete with gas central heating, parking for two cars, and a modernised interior, this property is a true gem waiting to be discovered. Don't miss out on the opportunity to view this lovely home – book your viewing today!

Lounge



At the front of the property, with smart "sash" style double glazed window and composite door, extra power points and laminate floor.

Dining Room

A lovely dining room or sitting room with feature fire surround, laminate floor, stairs to first floor, door to conservatory and kitchen, and extra power points.

Conservatory/Utility

Double glazed windows and door to the rear garden, work top with space for appliances below, tiled floor and power points.

Fitted Kitchen



Comprehensively fitted with matching range of floor and wall mounted cabinets, modern work surfaces, with inset single drainer sink unit, double glazed side window, integrated hob and oven, laminate flooring, access to the rear lobby.

Rear Lobby

Side door to rear garden and bathroom.

Ground Floor Bathroom

Fitted with a modern white suite, with panel bath, tiled surround, low flush WC and wash basin.

First Floor

The stairs rise from the dining room to the first-floor landing.

Bedroom 1

A nice bright double bedroom at the front of the house with double glazed "sash" type window, radiator.

Bedroom 2

The middle bedroom, with double glazed rear window overlooking the garden. and radiator,

Bedroom 3

An excellent third bedroom, with a double-glazed window overlooking the back garden, and radiator.

Shower Room



A brilliant addition to the property, this is located in between the front and middle bedroom, with shower enclosure, wash basin and towel rail, low flush WC.

Driveway / Parking

Outside to the right of the property is a really good-sized driveway and parking area, big enough for two cars, with gated access to the rear garden.

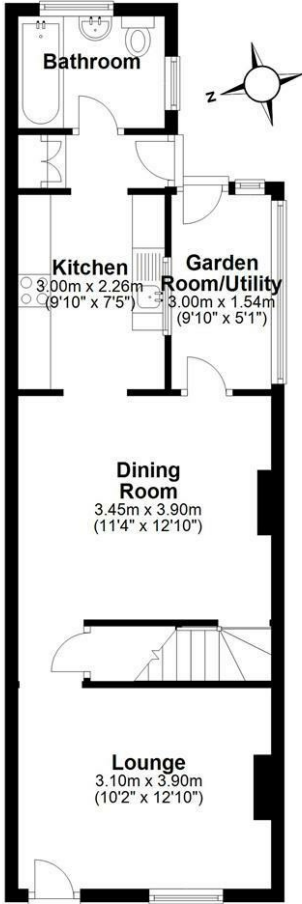
Enclosed Rear Garden



A good-sized garden with patio area and shaped garden pathway with twin lawns, plus additional patio area at the end of the garden.

Floor Plan

Ground Floor
Approx. 47.9 sq. metres (516.1 sq. feet)

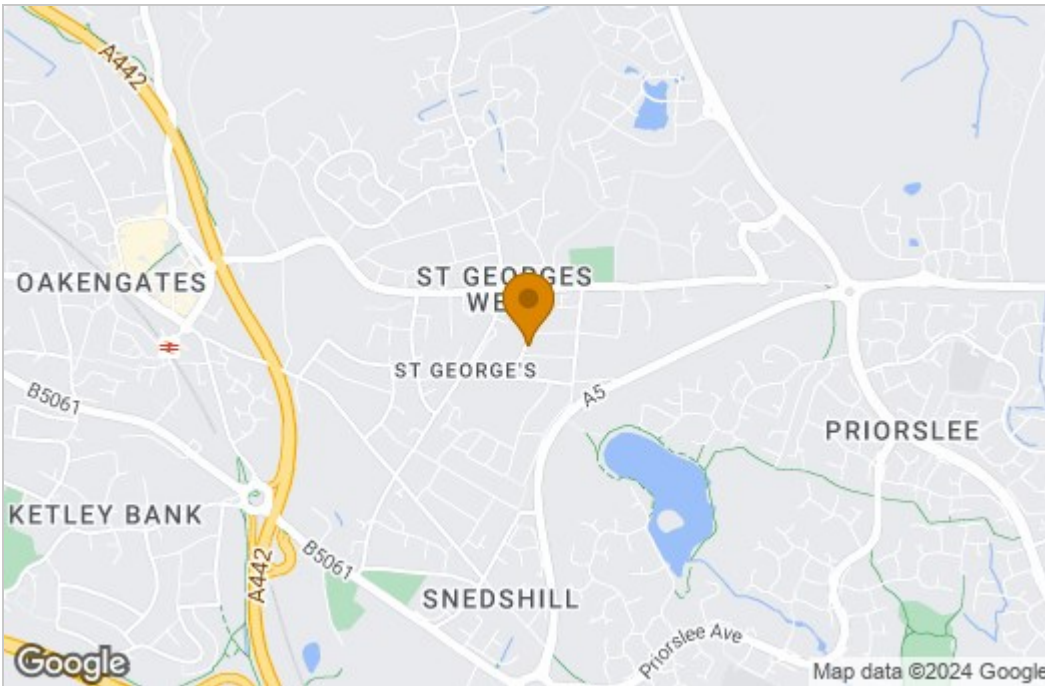


First Floor
Approx. 37.0 sq. metres (398.1 sq. feet)

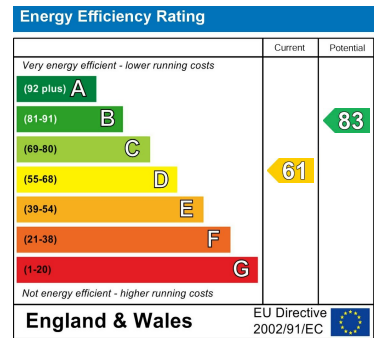


Total area: approx. 84.9 sq. metres (914.2 sq. feet)

Area Map



Energy Efficiency Graph



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