



## New Street, St. Georges, Telford

### Offers in excess of £165,000



 3  1  2

Freehold | EPC rating: D

- Freehold
- Fully Refurbished
- Two Reception Room

- Three Bedroom
- No Upwards Chain
- Ideal First Time Buyer

# BELVOIR!

Property is personal

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## Description

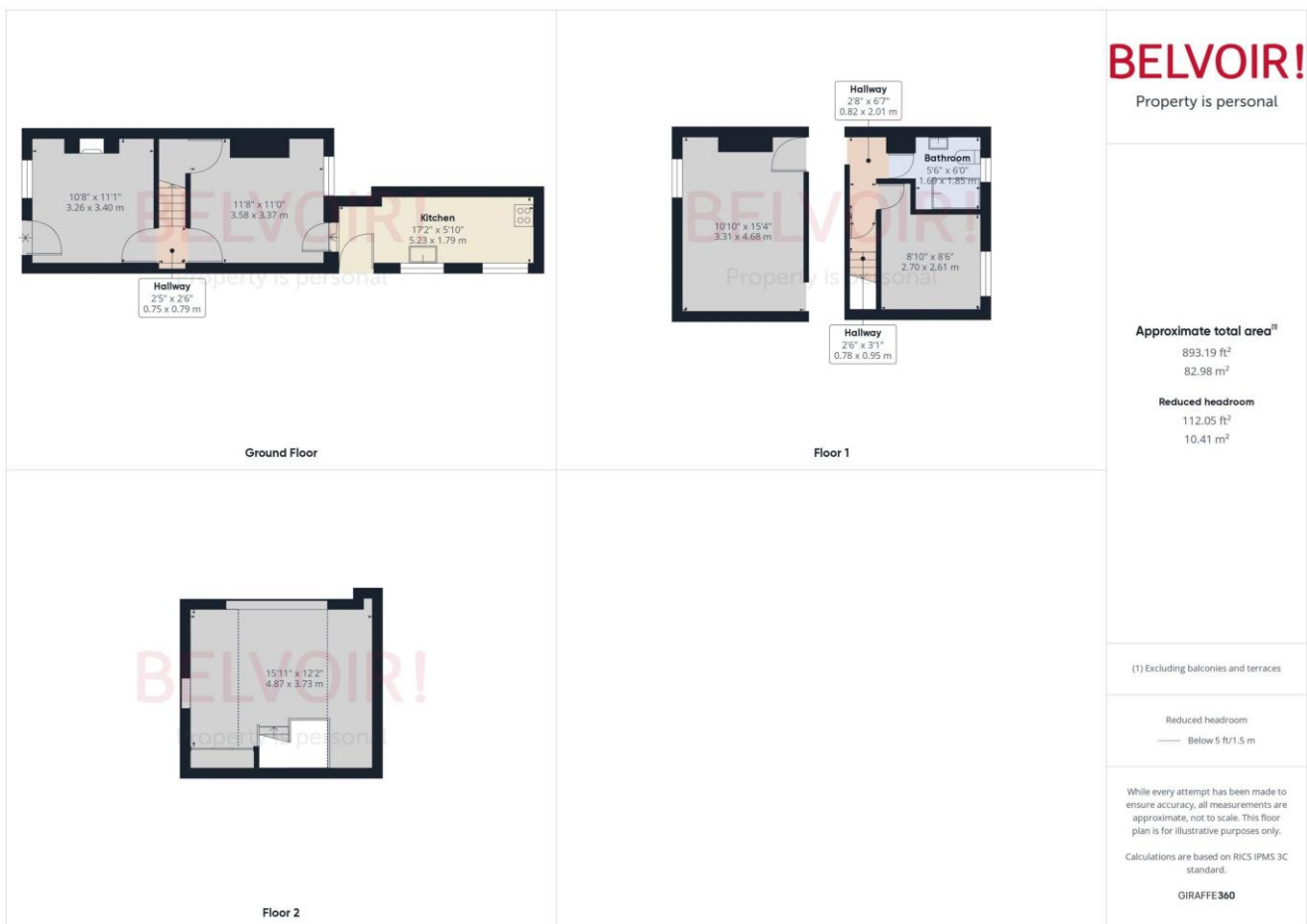
This much-improved three-bedroom mid-terraced property, nestled in the heart of St George's, presents a fantastic opportunity for first-time buyers, investors, or those looking to take the next step on the property ladder. The current owner has lovingly renovated the home, creating a welcoming and stylish space throughout.

- New fitted kitchen and appliances.
- New boiler with warranty (5 year).
- New fire alarms on all floors.
- Shared access to private garden.

Upon entering, you are greeted by a cosy lounge featuring a charming fireplace, flowing seamlessly into the dining room with access to a useful cellar. At the rear of the property, the newly fitted kitchen offers modern convenience with a range of white wall and base units. Upstairs, the first floor hosts a spacious main bedroom, a well-sized second bedroom, and a family bathroom with shower over the corner bath. The top floor converted attic space is perfect for use as a third bedroom or home office.

New Street benefits from a prime location and within walking distance of shops, amenities, and the local Schools, St Georges is well connected with excellent access to Telford town centre, major roadways, and rail networks

## Floorplan



**BELVOIR!**

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Approximate total area<sup>(1)</sup>

893.19 ft<sup>2</sup>  
82.98 m<sup>2</sup>

Reduced headroom

112.05 ft<sup>2</sup>  
10.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Rooms

### **Kitchen**

1.79m x 5.23m (5'11" x 17'2")

### **Living Room**

3.37m x 3.58m (11'1" x 11'8")

### **Dining Room**

3.26m x 3.4m (10'8" x 11'2")

### **Hallway**

0.75m x 0.79m (2'6" x 2'7")

### **Landing**

0.82m x 2.01m (2'8" x 6'7")

### **Bedroom One**

3.31m x 4.68m (10'11" x 15'5")

### **Bedroom Two**

2.61m x 2.7m (8'7" x 8'11")

### **Bathroom**

1.69m x 1.85m (5'6" x 6'1")

### **Bedroom Three**

3.73m x 4.87m (12'2" x 16'0")

# Photographs



