



**Abraham Drive, St. Georges, Telford**

**£230,000**



**Freehold | EPC rating: C**

- Off Road Parking
- Quiet Residential Area
- Large Rear Garden

- Practical Living Space
- Close to Local Amenities
- Ideal for Families

**BELVOIR!**

Property is personal

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Description

This delightful 3 bedroom semi-detached property, located in the sought-after area of St Georges, offers a fantastic opportunity for family living. On the ground floor, you'll find a well-designed kitchen with plenty of storage space and work surfaces, ideal for preparing family meals. A convenient WC is also located on this floor, adding to the overall practicality of the home. The sitting/living room provides a comfortable space for relaxation and entertaining, with ample room for furniture and personal touches.

Upstairs, the property features three generously sized bedrooms. Bedroom one is spacious and includes built-in wardrobes, offering convenient storage and helping to maximize the space. The other two bedrooms provide flexibility for use as children's rooms, a guest room, or a home office. The family bathroom is neatly presented with modern fixtures and fittings, perfect for daily use.

Externally, the property boasts off-road parking for two cars on a private driveway. The back garden is mostly grassed, providing a great space for outdoor activities and relaxation. There is also a small patio area, ideal for dining or enjoying a quiet moment outdoors. Situated in a quiet residential area, this home is still within easy reach of local amenities, schools, and transport links, making it an ideal location for families.

This well-maintained semi-detached property strikes the perfect balance between comfort and practicality, offering a wonderful living space in a peaceful neighbourhood.

The vendors have advised in November 2024 that there is an annual estates charge of £130.00 paid annually each January.

Freehold / Council Tax C / EPC Rating C

Floorplan



## Rooms

### Hallway

3.28m x 1.16m (10'10" x 3'10")

### WC

1.86m x 0.91m (6'1" x 3'0")

### Kitchen

3.3m x 2.22m (10'10" x 7'4")

### Living/Dining Room

4.39m x 4.36m (14'5" x 14'4")

### Landing

2.96m x 0.9m (9'8" x 3'0")

### Bathroom

1.89m x 1.86m (6'2" x 6'1")

### Bedroom 1

4.3m x 2.46m (14'1" x 8'1")

### Bedroom 2

3.56m x 2.45m (11'8" x 8'0")

### Bedroom 3

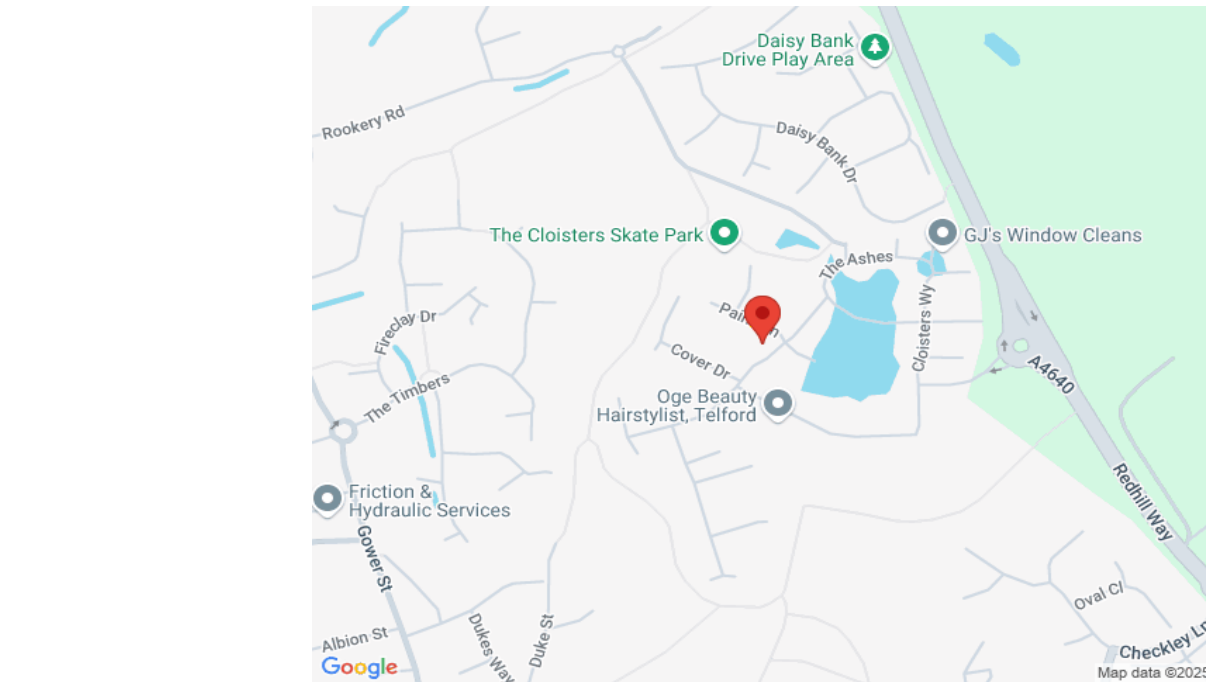
2.74m x 1.85m (9'0" x 6'1")



## Photographs



**Map**



## Notes

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