



**Granville Street, St. Georges, Telford**

**£150,000**



 2  1  2

**Freehold | EPC rating: D**

- **\*\*\* NO UPWARD CHAIN \*\*\***
- Great investment opportunity or First time buy

- Modern kitchen
- Close to local amenities

**BELVOIR!**

Property is personal

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## Description

This charming two-bedroom home is ideally situated in the heart of St Georges, offering a perfect blend of comfort and versatility.

Upon entering through the welcoming porch, you're greeted by a spacious and flexible reception room currently set up as a dining area. A second reception room provides a cosy space for relaxing and unwinding, currently arranged as a living room.

The modern kitchen is well-equipped and leads directly into a bright and airy sunroom, which opens out onto a private courtyard garden—ideal for entertaining or enjoying quiet moments outdoors.

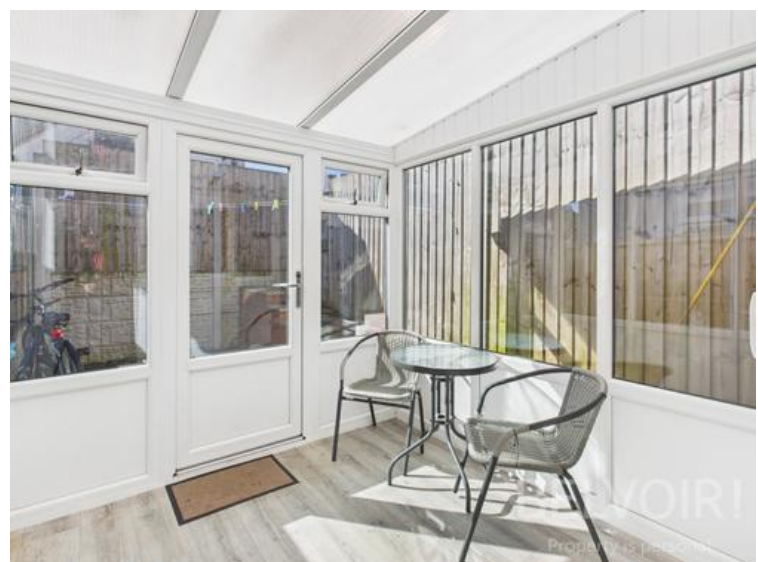
Upstairs, the property boasts two well-proportioned bedrooms: one generous double and a comfortable single. A contemporary family bathroom completes the first floor.

Outside at the rear of the property you will find private parking.

Whether you're a first-time buyer, downsizer, or investor, this well-presented home offers an excellent opportunity in a sought-after location.

Freehold / Council Tax: A / EPC: D

## Photographs



Rooms

Entry/Porch

1.12m x 0.86m (3'8" x 2'10")

Dining Room

3.42m x 3.03m (11'2" x 9'11")

Living Room

3.35m x 3.12m (11'0" x 10'2")

Kitchen

3.01m x 2.94m (9'11" x 9'7")

Sunroom

2.33m x 2.3m (7'7" x 7'6")

Landing

1.74m x 1.65m (5'8" x 5'5")

Bedroom One

3.02m x 2.75m (9'11" x 9'0")

Bedroom Two

3.13m x 1.72m (10'4" x 5'7")

Bathroom

2.35m x 1.56m (7'8" x 5'1")

## Floorplan



**Map**



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