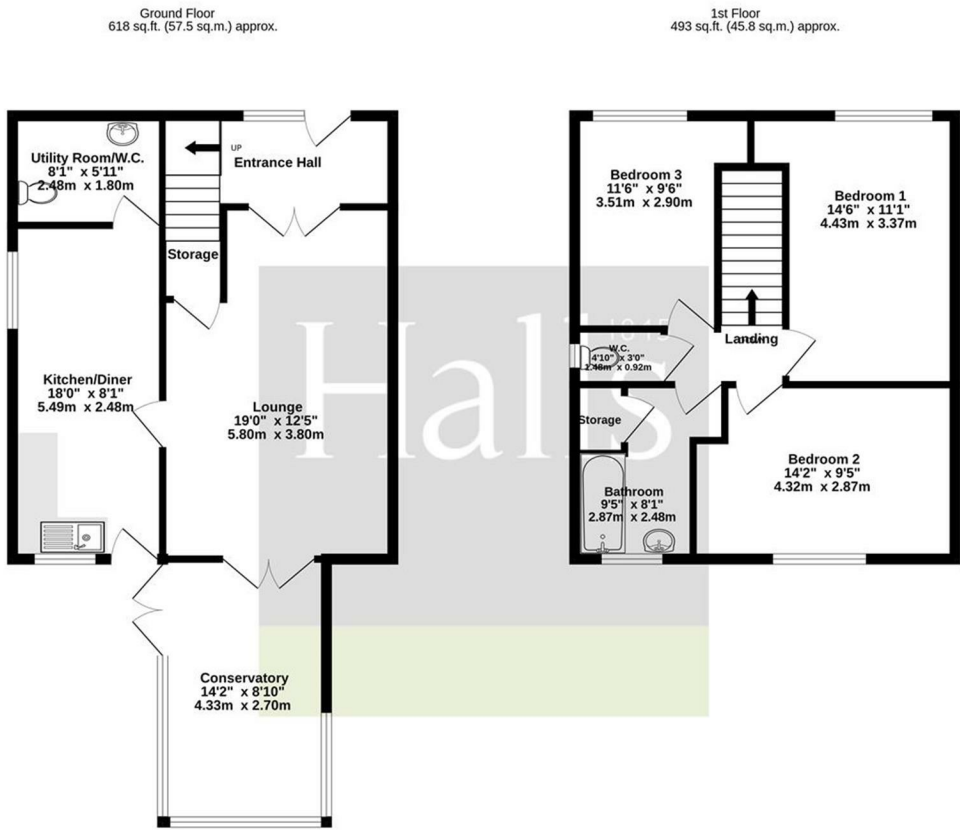


FOR SALE

19 Marrions Hill, St. Georges, Telford, TF2 9DS



FOR SALE

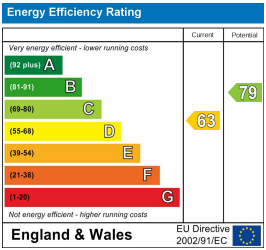
Offers in the region of £210,000

19 Marrions Hill, St. Georges, Telford, TF2 9DS

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



19 Marrions Hill presents an excellent opportunity to acquire a spacious and well-located family home in St. Georges, Telford. With its attractive features and proximity to local amenities and transport links, this property is sure to appeal to a wide range of buyers.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com




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01952 971800



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three Well-Sized Bedrooms
- Ample Parking
- Close to Amenities
- Great Transport Links
- Total ft² - 1012
- Beautiful Garden

DESCRIPTION
Marrions Hill is a beautifully maintained three-bedroom semi-detached house located in the highly sought-after area of St. Georges, Telford. This property is perfect for families or professionals seeking a comfortable, well-connected home. The property features three generously sized bedrooms, a welcoming lounge, and a spacious kitchen/diner, ideal for family meals or entertaining guests. The kitchen is equipped with modern appliances. Additionally, the property boasts a delightful conservatory, providing a tranquil space to relax and enjoy the garden views throughout the year. The rear garden offers plenty of space for outdoor activities or gardening enthusiasts, creating a perfect setting for relaxation or entertaining. Its prime location in St. Georges offers easy access to local amenities, schools, and parks, making it a fantastic choice for families. With excellent transport links to Telford town centre and beyond, this home combines convenience with suburban tranquillity. Whether you're a first-time buyer, a growing family, or an investor, 19 Marrions Hill presents an excellent opportunity to acquire a spacious, well-located home that is ready for you to move in and enjoy.

LOCATION
Situating in St. Georges, the property benefits from a range of local amenities, including shops, schools, and parks. Excellent transport links are available, with easy access to the M54 motorway and nearby bus and train stations, facilitating convenient commuting to Telford town centre and surrounding areas.

DIRECTIONS
From our office on Market Street in Wellington, turn left onto Bridge Road. In 140 yards at the traffic lights, turn right onto Haygate Road. Stay on this road for 0.8 miles before turning right onto Holyhead Road. In 0.4 miles turn left and get onto the M54. Stay on the M54 for 3.9 miles before taking exit 5 towards Telford Town Centre. At the roundabout, take the first exit onto Rampart Way. Stay on this road for 0.5 miles before taking the first exit at the next roundabout onto the A442. In 0.7 miles come off the A442, onto Holyhead Road. At the next roundabout in 0.2 miles take the fifth exit. In 0.2 miles turn left onto Furnace Road and in 0.3 miles turn left onto Marrions Hill where you will find the property on your left in approximately 110 yards.

ROOMS
GROUND FLOOR

LOUNGE
The spacious lounge provides French doors through to the conservatory and entrance hall offering an open plan feel.

KITCHEN/DINER
The kitchen/diner offers views to the side of the property and access to the rear elevation.

CONSERVATORY
Large conservatory providing additional living space with French doors leading into the rear garden.

UTILITY/W.C.
The utility/W.C. offers a white two-piece suite comprising wash-hand basin and W.C.

FIRST FLOOR
BEDROOM ONE
A spacious double bedroom with views to the front elevation.

BEDROOM TWO
A well-sized double bedroom with views to the rear aspect.

BEDROOM THREE
A further double bedroom with views to the front elevation.

BATHROOM
A white two-piece suite comprising a bath and hand-wash basin.

W.C.
A white-piece suite comprising W.C.

EXTERNAL

GARDEN
The garden provides both patio and grassed area perfect for entertaining or relaxing.

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band B.

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.