

#### Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



FOR SALE

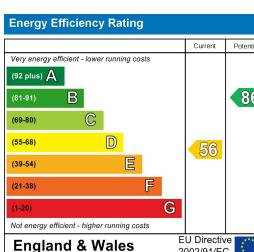
Offers in the region of £240,000

37 Eaton Crescent, St. Georges, Telford, TF2 9DH

**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



Beautifully presented two-bedroom semi-detached bungalow occupying a desirable corner plot with lovely, well-maintained gardens. The property offers a welcoming lounge with patio doors opening onto the rear garden, a fitted kitchen, two generous bedrooms and a wet room. Outside features gated off-road parking leading to a detached garage. Further benefits include gas central heating, double glazing, no upward chain and potential to extend (subject to planning).



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1 Reception  
Room/s

2 Bedroom/s

1 Bath/Shower  
Room/s

- Large Corner Plot
- Detached Garage
- Close to Amenities
- Wet Room
- Great Transport Links
- Scope to Extend (STPP)

#### DESCRIPTION

This beautifully presented and well-maintained semi-detached bungalow occupies a desirable corner plot, surrounded by delightful, well-tended gardens. You are welcomed into the home via a spacious entrance hall with a handy storage cupboard, setting the tone for the thoughtful layout throughout.

The kitchen is fitted with a range of base and wall units and offers space and plumbing for a washing machine, along with room for a fridge/freezer. The inviting lounge features an attractive fireplace with surround and enjoys lovely views over the rear garden, with sliding patio doors providing a seamless connection to the outdoors.

There are two generous bedrooms, both overlooking the front garden, along with a wet room fitted with a clean, white suite. Outside, the property truly shines, with beautifully lawned gardens to the front, side and rear, complemented by established and well-stocked shrub borders. To the rear, double gates open onto an off-road driveway which leads to a detached garage, providing secure parking and additional storage, and is accessed via Athol Drive.

Further benefits include gas central heating, double glazing and the added advantage of no upward chain. With potential to extend (subject to the necessary planning consents), this charming home offers both comfort and future possibilities. Early viewing is highly recommended to fully appreciate all it has to offer.

#### LOCATION

Set within the popular and well-established residential area of St. Georges, the property enjoys a friendly neighbourhood feel with a local primary school and shop close at hand. The nearby town of Oakengates provides a wider range of everyday conveniences, including shops, a leisure centre and secondary schooling, while Telford Town Centre is just a short distance away (approximately 2 miles), offering an excellent choice of shopping, dining and leisure facilities for work, rest and play.

#### ROOMS

##### GROUND FLOOR

##### ENTRANCE HALL

##### LOUNGE

14'10 x 10'7

##### KITCHEN

9'11 x 9'5

##### BEDROOM ONE

11'1 x 9'3

##### BEDROOM TWO

12'0 x 10'8

##### WET ROOM

##### EXTERNAL

##### DETACHED GARAGE

##### LOCAL AUTHORITY

Telford and Wrekin Council.

##### COUNCIL TAX

Council Tax Band: B

#### TENURE & POSSESSION

Freehold with vacant possession on completion.

#### VIEWINGS

Strictly by appointment with the selling agent.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly, the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.