



St. Georges Avenue, St  
Georges, Telford



**£279,995**

- Detached House
- No Upward Chain
- Three Bedrooms
- Spacious Lounge
- Kitchen / Diner
- Guest Cloakroom
- Family Bathroom
- Freehold Property
- EPC Rating TBC
- Council Tax Band D



Goodchilds are pleased to present this delightful three bedroom detached house in St Georges Avenue, St Georges. Available with NO UPWARD CHAIN, this property is perfect for those looking to buy a property without a lengthy chain. Comprising of a generous lounge space, kitchen / diner, guest cloakroom, three bedrooms, en-suite, family bathroom, garage and garden. For more information, please call us on 01952 701019.

### Hallway

As you enter the property you arrive in the entrance hall giving access to the guest cloakroom and lounge space.

### Guest Cloakroom

Having a close coupled toilet and wash basin, with hanging space for coats and bags.

### Lounge 5.29m x 3.59m

A generous lounge space with ample room for furniture, built in cupboard providing additional storage space, tv and sockets points, two heating radiators and window to the front aspect. A doorway gives access to the kitchen / diner whilst a stair case climbs to the first floor landing.





### **Kitchen / Diner 4.86m x 3.04m**

A modern fitted kitchen / diner having a range of fitted wall and base units with surfaces over. Incorporating and integral oven, hob and extractor, newly installed dishwasher, fridge / freezer and washing machine, sink and drainer, heating radiator, window to the rear aspect and French doors to the garden.

### **Landing**

Stairs climb from the lounge to the first floor landing giving access to the bedrooms, family bathroom and loft space.

### **Bedroom One 3.62 x 3.42**

Having built in wardrobes, space for a double bed and furnishings, heating radiator, window to the front elevation and through access to the en-suite.

### **En-Suite**

Having a double shower enclosure with complimentary tiling, close coupled toilet and wash basin. Complete with heating radiator and window to the front elevation.

### **Bedroom Two 3.37m x 2.14m**

With a window to the rear elevation, heating radiator and space for a double bed and furnishings.

### **Bedroom Three 2.62m x 3.04m**

With a window to the rear and heating radiator.

### **Bathroom**

Comprising of a three piece suite including a panel bath with shower over, close coupled toilet and wash basin. Finished with complimentary tiling and extractor fan.

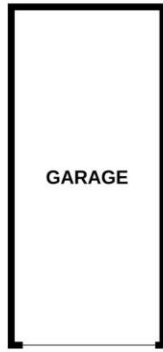
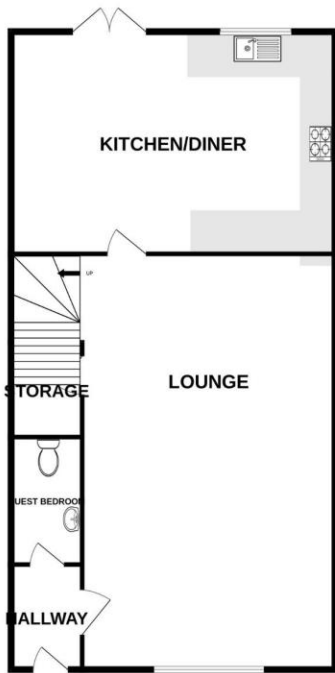
### **Single Garage 5.31m x 2.69m**

To the side of the property sits a driveway for two vehicles and a single detached garage. Complete with up and over door, electric points and lighting.

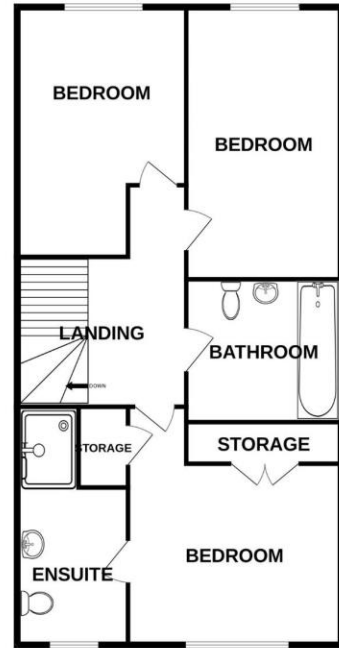
### **Outside**

To the front of the property is a garden mainly laid to lawn with planted beds adding splash of colour. To the rear of the property is an enclosed garden, laid to lawn with a patio area adjacent to the French doors.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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