St Giles Close, Arleston, Telford

2 1 1

£149,950

- ***NO UPWARD CHAIN***
- Two Double Bedrooms
- Spacious Living Room
- Private enclosed rear garden
- Allocated parking space
- Easy reach of local schools & shops
- Freehold
- EPC rating C

Two Bedroom Semi-Detached Home in a Popular Residential Location

Situated in the sought-after area of St Giles Close, Arleston, this well-presented two-bedroom semi-detached property offers comfortable accommodation ideal for first-time buyers, small families, or investors. Conveniently located close to local schools, shops, and everyday amenities, the property also benefits from excellent transport links, providing easy access to surrounding towns and commuter routes.

The accommodation briefly comprises an entrance hallway leading into a spacious living room, creating an ideal space for relaxing and entertaining. To the rear of the property is a fitted kitchen with space for appliances and access to the garden.

To the first floor, there are two bedrooms, including a generous principal bedroom and a second bedroom suitable for a child's room, guest accommodation, or home office. A family bathroom completes the first-floor accommodation.

Externally, the property enjoys a private enclosed rear garden featuring a seating area and lawn, providing an excellent outdoor space for entertaining and family enjoyment. To the front, there is a lawned garden together with an allocated parking space.

Ideally positioned within easy reach of local schools, shops, and a range of amenities, the property also benefits from excellent road and transport links, making it an attractive choice for commuters and families alike.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

FREEHOLD / EPC RATING C / COUNCIL TAX BAND B

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Entry 1.56m x 1.08m (5'1" x 3'6")

Living Room 4.18m x 3.73m (13'8" x 12'2")

Kitchen 3.71m x 2.34m (12'2" x 7'8")

Landing 1.75m x 0.97m (5'8" x 3'2")

Bedroom One 3.74m x 3.68m (12'4" x 12'1")

Bedroom Two 2.83m x 1.88m (9'4" x 6'2")

Bathroom 1.77m x 1.53m (5'10" x 5'0")

Ground Floor

Floor 1

Belvoir
Property is personal

Approximate total area(1)

508 ft²
47.2 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
------ Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Virtual Tour