



## Gothic Villas, St. Georges, Telford

Guide price £240,000



2



1



3

Freehold | EPC rating: D

- For Sale Via Modern Method of Auction
- Period Property with Original

- Subject to Reserve Price
- Large Plot, Gardens & Driveway
- Subject to buyer fees

# BELVOIR!

Property is personal

Email  
[telford@belvoir.co.uk](mailto:telford@belvoir.co.uk)

Phone  
**01952 258562**

## Description

Gothic Villas, a unique and impressive period property located in the desirable area of St Georges is for sale by Modern Method of Auction. This residence occupies a large plot, featuring an iron gate and a block-paved driveway that leads to a stunning front garden and patio area. As you step inside, you'll be captivated by the high ceilings and the grandeur of the property.

Offering ample entertaining space, featuring a kitchen with an original fire surround, a utility area perfect for laundry, and a convenient downstairs WC for guests. The living areas are remarkable, boasting beautifully high ceilings that elevate the space. Adjacent to the kitchen is a large dining area, ideal for formal occasions, which leads through an archway to a cozy space with pleasant views of the front patio and lawns.

Upstairs, a large landing with a skylight floods the area with natural light. The landing provides access to two double bedrooms and a spacious bathroom, which includes a shower over the bath.

Externally the grounds offer a large front garden and patio area and generous rear secluded rear garden laid to lawn and a detached double garage.

Freehold / Council Tax Band D / EPC Rating D

### Auctioneer Comments

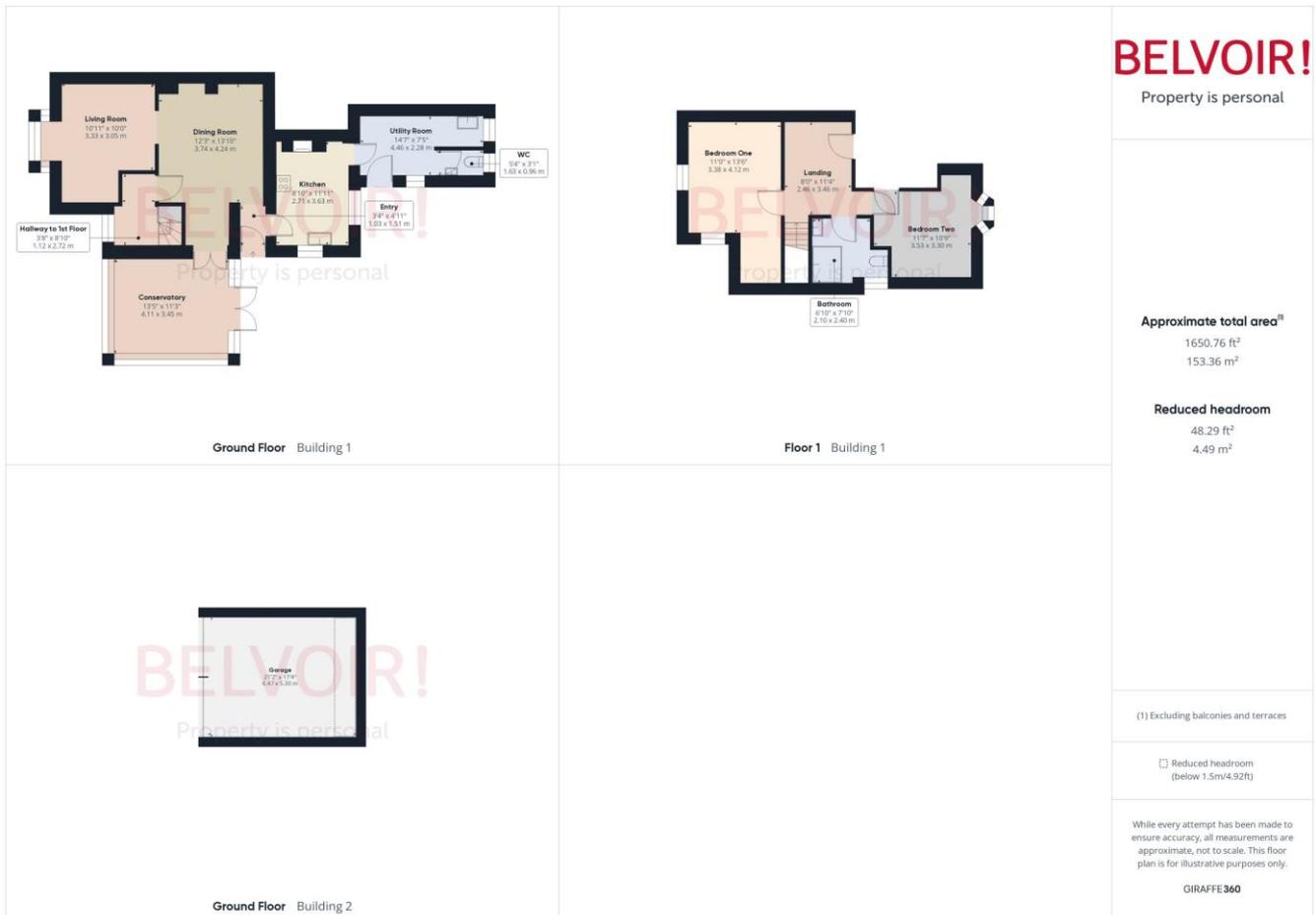
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within the calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. payment varies but will be no more than £960 inc. VAT. These services are optional.

## Floorplan



## Rooms

### Entry

1.51m x 1.03m (5'0" x 3'5")

### Living Room

3.33m x 3.05m (10'11" x 10'0")

### Kitchen

3.63m x 2.71m (11'11" x 8'11")

### Utility Room

4.46m x 2.28m (14'7" x 7'6")

### WC

1.63m x 0.96m (5'4" x 3'1")

### Dining Room

4.24m x 3.74m (13'11" x 12'4")

### Bedroom One

4.12m x 3.38m (13'6" x 11'1")

### Bedroom Two

3.53m x 3.3m (11'7" x 10'10")

### Bathroom

2.4m x 2.1m (7'11" x 6'11")

### Garage

6.47m x 5.3m (21'2" x 17'5")

### Landing

3.46m x 2.46m (11'5" x 8'1")

### Conservatory

4.11m x 3.45m (13'6" x 11'4")

# Photographs



