



St Giles Close, Arleston, Telford

£165,000



Freehold | EPC rating: C

- ***NO UPWARD CHAIN***
- Spacious Living Room
- Allocated parking space

- Two Double Bedrooms
- Private enclosed rear garden
- Easy reach of local schools & shops

Belvoir

Property is personal

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Description

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.

Photographs



Rooms

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")

Floorplan



Map



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