



## Abraham Drive, St. Georges, Telford

£220,000



 3  1  1

Freehold | EPC rating: C

- Off Road Parking
- Quiet Residential Area
- Large Rear Garden

- Practical Living Space
- Close to Local Amenities
- Ideal for Families

# BELVOIR!

Property is personal

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## Description

This delightful 3 bedroom semi-detached property, located in the sought-after area of St Georges, offers a fantastic opportunity for family living. On the ground floor, you'll find a well-designed kitchen with plenty of storage space and work surfaces, ideal for preparing family meals. A convenient WC is also located on this floor, adding to the overall practicality of the home. The sitting/living room provides a comfortable space for relaxation and entertaining, with ample room for furniture and personal touches.

Upstairs, the property features three generously sized bedrooms. Bedroom one is spacious and includes built-in wardrobes, offering convenient storage and helping to maximize the space. The other two bedrooms provide flexibility for use as children's rooms, a guest room, or a home office. The family bathroom is neatly presented with modern fixtures and fittings, perfect for daily use.

Externally, the property boasts off-road parking for two cars on a private driveway. The back garden is mostly grassed, providing a great space for outdoor activities and relaxation. There is also a small patio area, ideal for dining or enjoying a quiet moment outdoors. Situated in a quiet residential area, this home is still within easy reach of local amenities, schools, and transport links, making it an ideal location for families.

This well-maintained semi-detached property strikes the perfect balance between comfort and practicality, offering a wonderful living space in a peaceful neighbourhood.

The vendors have advised in November 2024 that there is an annual estates charge with Trinity Estates of £130.00 paid annually each January.

Freehold / Council Tax: C / EPC Rating C

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.

## Floorplan



## Rooms

### Hallway

3.28m x 1.16m (10'10" x 3'10")

### WC

1.86m x 0.91m (6'1" x 3'0")

### Kitchen

3.3m x 2.22m (10'10" x 7'4")

### Living/Dining Room

4.39m x 4.36m (14'5" x 14'4")

### Landing

2.96m x 0.9m (9'8" x 3'0")

### Bathroom

1.89m x 1.86m (6'2" x 6'1")

### Bedroom 1

4.3m x 2.46m (14'1" x 8'1")

### Bedroom 2

3.56m x 2.45m (11'8" x 8'0")

### Bedroom 3

2.74m x 1.85m (9'0" x 6'1")

# Photographs



