



**Albion Street, St. Georges, Telford**  
**Guide price £136,220**



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**Freehold | EPC rating: D**

- For Sale Via Modern Method of Auction
- NO UPWARDS CHAIN
- Ideal for first-time buyers, families or investors.
- Subject to Reserve and buyer fees
- Period Property
- Close to local amenities, shops and schools

**Belvoir**

Property is personal

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# Description

## Albion Street, St Georges – For Sale by Modern Method of Auction (No Upward Chain) in Partnership with IAMSOLD

Offered to the market with **no upward chain**, this spacious three-bedroom terraced home on Albion Street in St Georges presents an excellent opportunity for buyers looking to personalise a property full of character and potential. Being sold via the **Modern Method of Auction** in partnership with **IAMSOLD**, this home is ideal for first-time buyers, families or investors alike.

The accommodation begins with a welcoming living room featuring attractive period details, creating a warm and characterful first impression. Beyond, a generous dining room provides excellent space for entertaining and flows seamlessly into the kitchen, with the bathroom conveniently positioned to the rear.

Upstairs, the property offers three well-proportioned double bedrooms. The master bedroom benefits from its own W/C, while the second bedroom includes a shower cubicle, adding flexibility for busy households.

Externally to the rear, the home enjoys a low-maintenance, tiered rear garden complete with a shed for additional storage. The garden can also be accessed via a shared ginnel to the side of the neighbouring property, providing useful rear access.

Situated in the ever-popular St Georges area, the property is within easy reach of local amenities, shops and schools, and benefits from excellent transport links, making it well placed for commuting and everyday convenience.

**Early viewing is highly recommended.**

Freehold / Council Tax Band A / EPC D

# Floorplan



## Rooms

### Living Room

3.9m x 3.42m (12'10" x 11'2")

### Dining Room

3.39m x 3.32m (11'1" x 10'11")

### Kitchen

3.59m x 1.87m (11'10" x 6'1")

### Kitchen Hallway

2.23m x 0.9m (7'4" x 3'0")

### Bathroom

2.65m x 2.11m (8'8" x 6'11")

### Landing

1.71m x 0.81m (5'7" x 2'8")

### Bedroom One

3.41m x 3.1m (11'2" x 10'2")

### Bedroom One WC

1.42m x 1.25m (4'8" x 4'1")

### Bedroom Two

3.46m x 2.37m (11'5" x 7'10")

### Bedroom Three

3.4m x 2.1m (11'2" x 6'11")

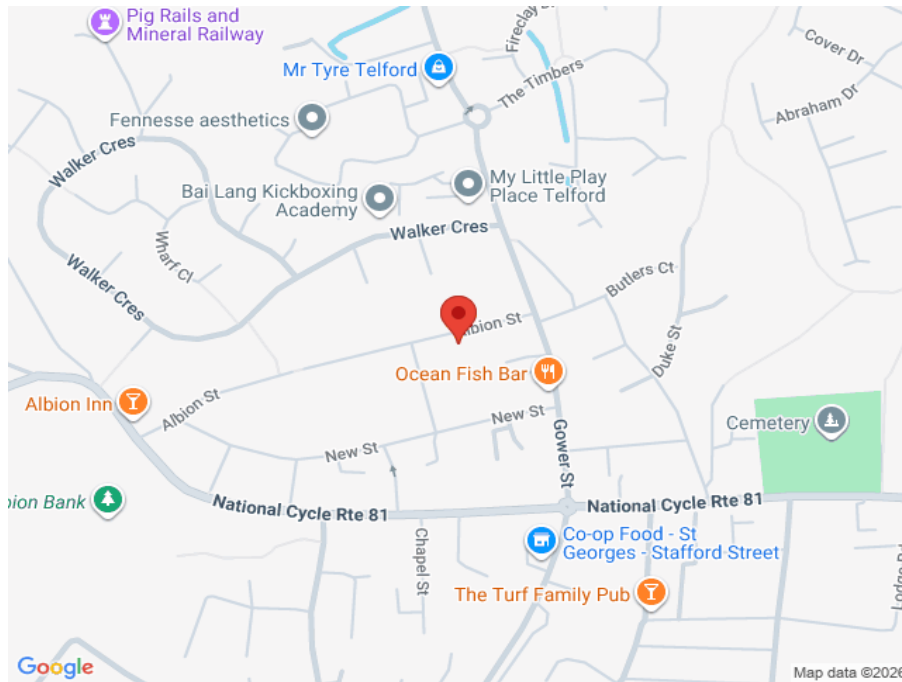
### Cellar

3.51m x 2.62m (11'6" x 8'7")

# Photographs



## Map



## 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.