



Hollybitch Grove, St. Georges, Telford

£169,950



 3
  1
  1

Freehold | EPC rating: D

- Three-bedroom end-terrace home
- Ground floor WC
- Private enclosed gardens

- Spacious living room
- Bright conservatory overlooking the rear garden
- Close to local shops & schools

Belvoir
Property is personal

Email
salestelford@belvoir.co.uk

Phone
01952 248000

Description	
1	1. The first row of the matrix is the identity matrix I_n .
2	2. The second row of the matrix is the identity matrix I_n .
3	3. The third row of the matrix is the identity matrix I_n .
4	4. The fourth row of the matrix is the identity matrix I_n .
5	5. The fifth row of the matrix is the identity matrix I_n .
6	6. The sixth row of the matrix is the identity matrix I_n .
7	7. The seventh row of the matrix is the identity matrix I_n .
8	8. The eighth row of the matrix is the identity matrix I_n .
9	9. The ninth row of the matrix is the identity matrix I_n .
10	10. The tenth row of the matrix is the identity matrix I_n .
11	11. The eleventh row of the matrix is the identity matrix I_n .
12	12. The twelfth row of the matrix is the identity matrix I_n .
13	13. The thirteenth row of the matrix is the identity matrix I_n .
14	14. The fourteenth row of the matrix is the identity matrix I_n .
15	15. The fifteenth row of the matrix is the identity matrix I_n .
16	16. The sixteenth row of the matrix is the identity matrix I_n .
17	17. The seventeenth row of the matrix is the identity matrix I_n .
18	18. The eighteenth row of the matrix is the identity matrix I_n .
19	19. The nineteenth row of the matrix is the identity matrix I_n .
20	20. The twentieth row of the matrix is the identity matrix I_n .
21	21. The twenty-first row of the matrix is the identity matrix I_n .
22	22. The twenty-second row of the matrix is the identity matrix I_n .
23	23. The twenty-third row of the matrix is the identity matrix I_n .
24	24. The twenty-fourth row of the matrix is the identity matrix I_n .
25	25. The twenty-fifth row of the matrix is the identity matrix I_n .
26	26. The twenty-sixth row of the matrix is the identity matrix I_n .
27	27. The twenty-seventh row of the matrix is the identity matrix I_n .
28	28. The twenty-eighth row of the matrix is the identity matrix I_n .
29	29. The twenty-ninth row of the matrix is the identity matrix I_n .
30	30. The thirtieth row of the matrix is the identity matrix I_n .
31	31. The thirty-first row of the matrix is the identity matrix I_n .
32	32. The thirty-second row of the matrix is the identity matrix I_n .
33	33. The thirty-third row of the matrix is the identity matrix I_n .
34	34. The thirty-fourth row of the matrix is the identity matrix I_n .
35	35. The thirty-fifth row of the matrix is the identity matrix I_n .
36	36. The thirty-sixth row of the matrix is the identity matrix I_n .
37	37. The thirty-seventh row of the matrix is the identity matrix I_n .
38	38. The thirty-eighth row of the matrix is the identity matrix I_n .
39	39. The thirty-ninth row of the matrix is the identity matrix I_n .
40	40. The fortieth row of the matrix is the identity matrix I_n .
41	41. The forty-first row of the matrix is the identity matrix I_n .
42	42. The forty-second row of the matrix is the identity matrix I_n .
43	43. The forty-third row of the matrix is the identity matrix I_n .
44	44. The forty-fourth row of the matrix is the identity matrix I_n .
45	45. The forty-fifth row of the matrix is the identity matrix I_n .
46	46. The forty-sixth row of the matrix is the identity matrix I_n .
47	47. The forty-seventh row of the matrix is the identity matrix I_n .
48	48. The forty-eighth row of the matrix is the identity matrix I_n .
49	49. The forty-ninth row of the matrix is the identity matrix I_n .
50	50. The fiftieth row of the matrix is the identity matrix I_n .
51	51. The fifty-first row of the matrix is the identity matrix I_n .
52	52. The fifty-second row of the matrix is the identity matrix I_n .
53	53. The fifty-third row of the matrix is the identity matrix I_n .
54	54. The fifty-fourth row of the matrix is the identity matrix I_n .
55	55. The fifty-fifth row of the matrix is the identity matrix I_n .
56	56. The fifty-sixth row of the matrix is the identity matrix I_n .
57	57. The fifty-seventh row of the matrix is the identity matrix I_n .
58	58. The fifty-eighth row of the matrix is the identity matrix I_n .
59	59. The fifty-ninth row of the matrix is the identity matrix I_n .
60	60. The sixtieth row of the matrix is the identity matrix I_n .
61	61. The sixty-first row of the matrix is the identity matrix I_n .
62	62. The sixty-second row of the matrix is the identity matrix I_n .
63	63. The sixty-third row of the matrix is the identity matrix I_n .
64	64. The sixty-fourth row of the matrix is the identity matrix I_n .
65	65. The sixty-fifth row of the matrix is the identity matrix I_n .
66	66. The sixty-sixth row of the matrix is the identity matrix I_n .
67	67. The sixty-seventh row of the matrix is the identity matrix I_n .
68	68. The sixty-eighth row of the matrix is the identity matrix I_n .
69	69. The sixty-ninth row of the matrix is the identity matrix I_n .
70	70. The seventieth row of the matrix is the identity matrix I_n .
71	71. The seventy-first row of the matrix is the identity matrix I_n .
72	72. The seventy-second row of the matrix is the identity matrix I_n .
73	73. The seventy-third row of the matrix is the identity matrix I_n .
74	74. The seventy-fourth row of the matrix is the identity matrix I_n .
75	75. The seventy-fifth row of the matrix is the identity matrix I_n .
76	76. The seventy-sixth row of the matrix is the identity matrix I_n .
77	77. The seventy-seventh row of the matrix is the identity matrix I_n .
78	78. The seventy-eighth row of the matrix is the identity matrix I_n .
79	79. The seventy-ninth row of the matrix is the identity matrix I_n .
80	80. The eightieth row of the matrix is the identity matrix I_n .
81	81. The eighty-first row of the matrix is the identity matrix I_n .
82	82. The eighty-second row of the matrix is the identity matrix I_n .
83	83. The eighty-third row of the matrix is the identity matrix I_n .
84	84. The eighty-fourth row of the matrix is the identity matrix I_n .
85	85. The eighty-fifth row of the matrix is the identity matrix I_n .
86	86. The eighty-sixth row of the matrix is the identity matrix I_n .
87	87. The eighty-seventh row of the matrix is the identity matrix I_n .
88	88. The eighty-eighth row of the matrix is the identity matrix I_n .
89	89. The eighty-ninth row of the matrix is the identity matrix I_n .
90	90. The ninetieth row of the matrix is the identity matrix I_n .
91	91. The ninety-first row of the matrix is the identity matrix I_n .
92	92. The ninety-second row of the matrix is the identity matrix I_n .
93	93. The ninety-third row of the matrix is the identity matrix I_n .
94	94. The ninety-fourth row of the matrix is the identity matrix I_n .
95	95. The ninety-fifth row of the matrix is the identity matrix I_n .
96	96. The ninety-sixth row of the matrix is the identity matrix I_n .
97	97. The ninety-seventh row of the matrix is the identity matrix I_n .
98	98. The ninety-eighth row of the matrix is the identity matrix I_n .
99	99. The ninety-ninth

Three Bedroom End-Terrace Home – Hollybirch Grove, St Georges

Situated in the popular residential area of **Hollybitch Grove, St Georges**, this well-presented three-bedroom end-terrace property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families or investors alike.

The ground floor is entered via a welcoming hallway, which benefits from a generous built-in storage cupboard, providing excellent space for coats, shoes and household essentials. The accommodation comprises a fitted kitchen, a spacious living room with access to a bright conservatory overlooking the rear garden, and a versatile ground floor room which could be used as a third bedroom, home office, playroom or dining room. A convenient ground floor WC completes the accommodation.

To the first floor are two well-proportioned double bedrooms and a family bathroom.

Externally, the property enjoys private enclosed gardens to both the front and rear, offering excellent outdoor space for relaxing, entertaining and family life.

Ideally located, the property is within easy reach of a range of local shops, well-regarded schools and everyday amenities. For commuters, there are excellent transport links, with the **A442** and **M54** just a short drive away, providing convenient access to Telford, Shrewsbury, Wolverhampton and beyond.

This is a fantastic opportunity to acquire a spacious and flexible family home in a sought-after location. Early viewing is highly recommended.

FREEHOLD / EPC RATING D /COUNCIL TAX BAND A

Floorplan



Rooms

Hallway

5.41m x 0.82m (17'8" x 2'8")

Bedroom/Multi Purpose Room

3.01m x 2.06m (9'11" x 6'10")

Kitchen

2.93m x 2.78m (9'7" x 9'1")

WC

1.46m x 1.39m (4'10" x 4'7")

Living Room

5.9m x 2.94m (19'5" x 9'7")

Conservatory

4.11m x 2.76m (13'6" x 9'1")

Landing

2.15m x 0.86m (7'1" x 2'10")

Bedroom One

3.82m x 2.93m (12'6" x 9'7")

Bedroom Two

3.51m x 2.96m (11'6" x 9'8")

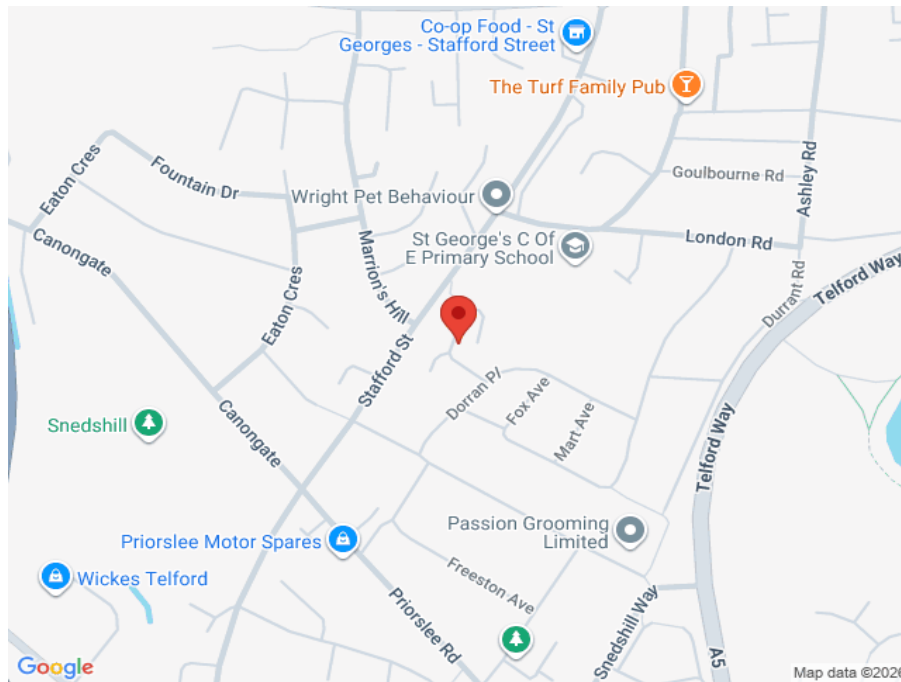
Bathroom

2.11m x 1.71m (6'11" x 5'7")

Photographs



Map



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.