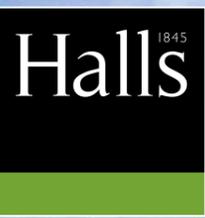
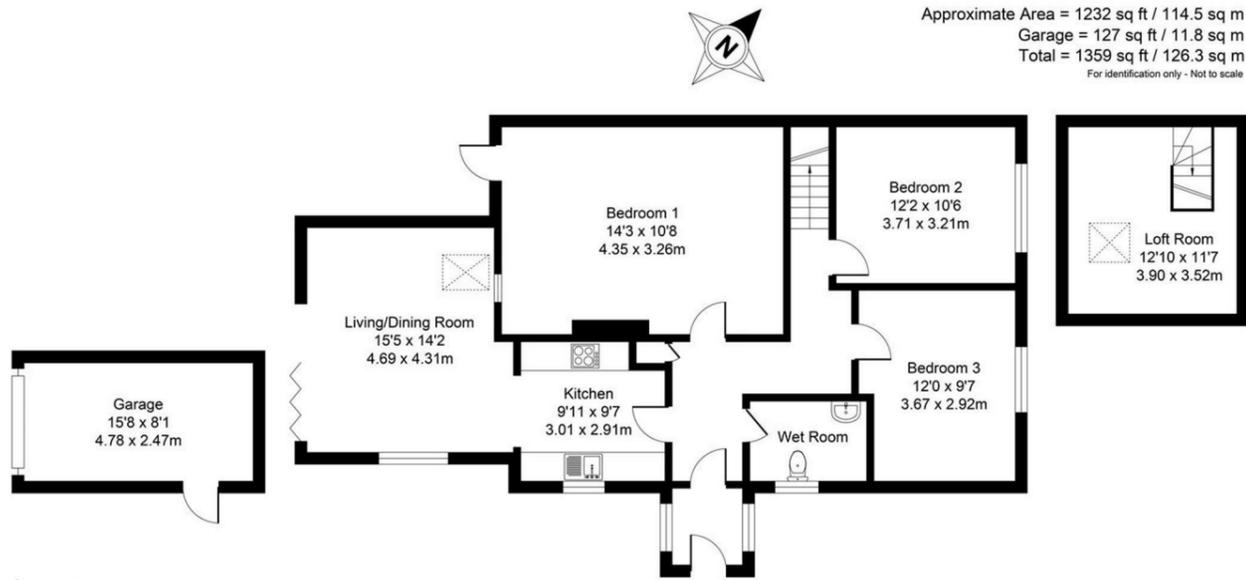


FOR SALE



1 Manor Drive, St. Georges, Telford, TF2 9DJ



Garage
 15'8 x 8'1
 4.78 x 2.47m

Ground Floor
 Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Loft
 Loft Room
 12'10 x 11'7
 3.90 x 3.52m



FOR SALE

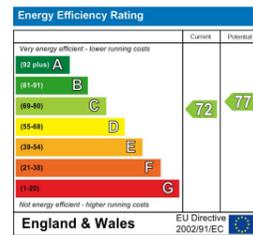
Offers in the region of £295,000

1 Manor Drive, St. Georges, Telford, TF2 9DJ

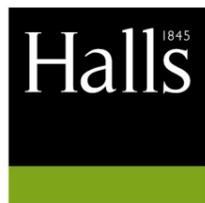
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully extended and modernised semi-detached bungalow featuring a bright open-plan living space, three bedrooms, a functional wet room and a versatile attic room. The low-maintenance garden includes an impressive, insulated summerhouse and additional storage, while a detached garage and off-road parking completes this well-presented and flexible home.



01952 971800

Telford Sales
 32 Market Street, Wellington, Telford, TF1 1DT
 E: telford@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached Garage
- Summer House
- Open-Plan Living
- Attic Room
- Close to Amenities
- Corner Plot

Externally, the home enjoys a neatly maintained front garden with mature shrubs, with gated access leading around to the rear. The rear garden offers a standout feature: an impressive, fully insulated summerhouse that lends itself to use as a bar, home office or multipurpose retreat, complete with power, lighting and a decked seating area. Additional benefits include a lean-to shed, garage access, a further garden shed, and a low-maintenance paved garden. A driveway to the side provides convenient off-road parking.

LOCATION

Located in the established residential area of St Georges, the property benefits from convenient access to a local primary school and everyday shopping amenities. The neighbouring town of Oakengates offers a wider selection of shops, a leisure centre and a secondary school, while Telford Town Centre lies approximately two miles away, providing an extensive range of retail, dining and leisure facilities.

DESCRIPTION

Situated in the highly regarded area of St Georges, this extended and tastefully updated semi-detached bungalow offers spacious, well-balanced accommodation throughout.

An entrance porch leads into a bright hallway, guiding you to a contemporary shaker-style kitchen with ample storage and integrated appliances. The kitchen opens directly into the superb extended lounge/dining room, a generous, light-filled space enhanced by a skylight and wide bi-folding doors that create a seamless connection with the rear garden.

The property features a well-proportioned master bedroom with direct access to the garden, two additional bedrooms, and a functional wet room. A staircase from the hallway rises to a versatile attic room with a skylight window, ideal for use as an office, studio or additional living space.

ROOMS

KITCHEN

9'11 x 9'7

DINING/LIVING AREA

15'5 x 14'2

BEDROOM 1

14'3 x 10'8

BEDROOM 2

12'2 x 10'6

BEDROOM 3

12'0 x 9'7

WET ROOM

LOFT ROOM

12'10 x 11'7

EXTERNAL

SUMMER HOUSE/BAR

DETACHED GARAGE

15'8 x 8'1

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: B

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.