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### 42 Abraham Drive, St Georges, Telford, TF2 9GA

A surprisingly spacious and well designed nearly new Semi Detached House occupying a desirable position on this attractive residential development. The property has Kitchen Dining Room with many integral white goods and spacious Lounge. Upstairs there is a Main Bedroom with hi specification En-Suite plus 2 further Good Sized Bedrooms and an excellent Family Bathroom.

Offers in the Region of  
**£275,000**



# 42 Abraham Drive, St Georges, Telford, TF2 9GA

## Overview

- Nearly New Semi-Detached House
- Three Bedrooms
- Ground Floor W.C.
- Kitchen/Dining Room
- Spacious Accommodation
- Lounge
- En-Suite Shower Room
- Family Bathroom
- Parking for Two Vehicles
- Lawned Rear Gardens with Paved Patio
- Council Tax Band C
- EPC Rating - B



## BRIEF DESCRIPTION

A well designed and surprisingly spacious nearly new Semi Detached House occupying a desirable position on this attractive residential development. The property has accommodation of: Through Entrance Hall, Ground Floor W.C., Kitchen Dining Room with many integral white goods, spacious Lounge. The first floor has Main Bedroom hi specification En-Suite, 2 further good sized Bedrooms and an excellent Family Bathroom. Externally there are front lawned gardens and side Parking for at least 2 Cars and lawned Rear Gardens.

## LOCATION

St Georges is a long established former village style residential locality on the eastern fringe of Telford, a little over one mile north of the Telford town centre with its wide range of recreational and shopping facilities, including the Southwater development.

It is also within easy reach of the M54 motorway and the town's central railway station.



Your **Local** Property Experts  
01952 820 239

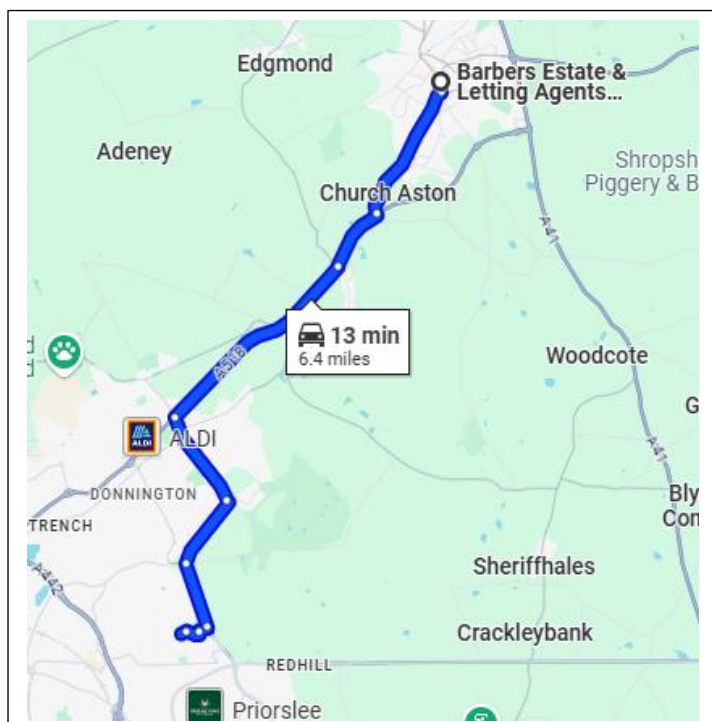
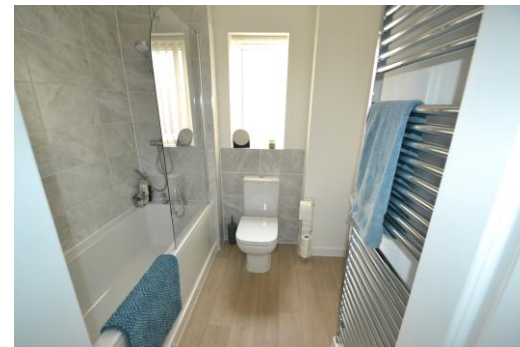
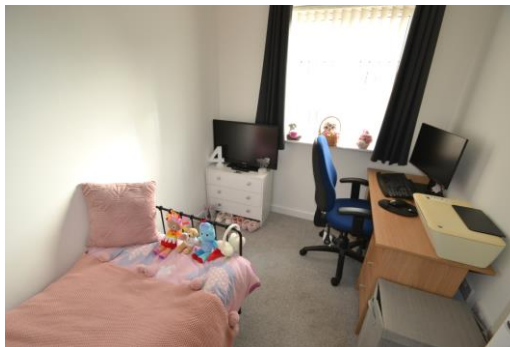
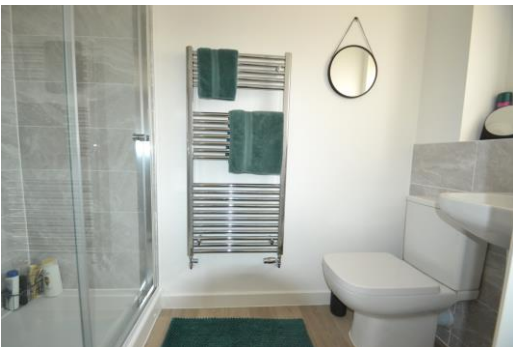


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From our office in Newport High Street, take the Wellington Road/A518, continue and follow the A518 for 2 miles. At the Clock Tower roundabout, take the 1st exit onto School Road/A4640 and go through one roundabout. At Donnington Wood Roundabout, take the 2nd exit onto Donnington Wood Way/A4640. At the next roundabout with Asda on your right, take the 2nd exit onto Redhill Way/A4640 Continue to follow A4640. At the roundabout, take the 2nd exit onto Cloisters Way then turn left onto St Georges Ave then left onto Abraham Drive where the property will be located on the right hand side.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which 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 Movebutler, and is non-refundable.





GROUND FLOOR



FIRST FLOOR

**Kitchen Dining Room: 17'2" X 8'9" (5.23m X 2.67m)**

**Lounge: 15'9" X 11'2" (4.8m X 3.4m)**

**Bedroom One: 11'7" X 9'7" Plus Recess for Wardrobes (3.53m X 2.92m)**

**Bedroom Two: 11'8" X 8'6" (3.56m X 2.59m)**

**Bedroom Three: 9'1" X 7'0" (2.77m X 2.13m)**

Total Area 915 Sq Ft



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

**Tel:** 01952 820 239

**Email:** [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)

**Barbers**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.