





# George Lees Avenue, Telford

£299,950 Freehold

3 bedroom detached house for sale

## Description

Modern 3 bedroom detached house in the popular location of Priorslee, this property was built in 2023 by Miller Homes and comprises- Entrance hallway, downstairs wc, lounge, modern kitchen/diner with integral appliances, to the first floor, 3 bedrooms with En-suite to main bedroom, family bathroom, double glazing and central heating, driveway providing ample parking, rear garden with a good size entertainment patio area having a Pergola over.

Council Tax Band: D

Tenure: Freehold

Parking options: Driveway

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

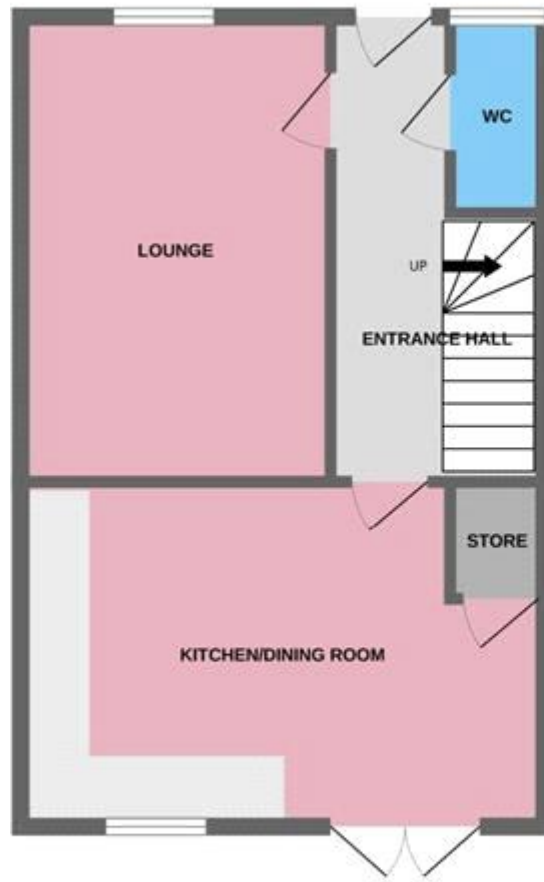
Sewerage: Mains

## Tenure

Freehold



GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs	83		Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )	

Viewing by appointment only  
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