



Helping *you* move



188 Wombridge Road, Trench

Offered for sale with No Upward Chain, this very nicely presented Detached Bungalow provides spacious Two Bedroom accommodation throughout along with generous driveway parking and Garage. Convenient for a range of local neighbourhood shops and amenities.

Offers in the Region of

£235,000

188 Wombridge Road, Trench, Telford, TF2 6PU.

Overview

- Detached Bungalow
- No Upward Chain
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Passageway
- Garage and Driveway Parking
- Front & Rear Gardens
- Gas CH, Double Glazing
- EPC D, Council Tax C



Location

Situated in the established residential locality of Trench being served by a range of shops, leisure amenities and education facilities. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

This well presented Detached Bungalow provides very well maintained accommodation throughout and the property is offered for sale with no upward chain.

Entering the Hall with two useful cupboards; the Two double Bedrooms both overlook the front garden with bow windows and Bedroom One has a very good range of built-in bedroom furniture. The Lounge is L shaped and has a lovely bow window overlooking the rear garden and a feature gas fire with fireplace surround.



The Kitchen has a range of fitted drawers, base and wall mounted units, complementary working surfaces with inset sink unit and window to the rear; there is a wall mounted boiler, breakfast bar, space for a free standing cooker and space for two under counter appliances. A door opens into the side passageway with doors to the front and rear gardens; range of useful cupboards. The Bathroom has a white three piece suite. The property benefits from gas central heating and double glazing.

Externally, the property has a low maintenance front garden with shrub borders; driveway parking leading to the Garage with up-and-over door and to the rear is a workshop with access to the rear garden. The rear garden is predominantly laid to borders and patio areas with a sunken garden pond.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band C.

SERVICES

We are advised that mains water, drainage, gas and electricity 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/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

Proceeding from Trench Lock Interchange along the A442 Queensway in a southerly direction towards Telford. Come off at the first exit at Wombridge Interchange and turn left onto Wrockwardine Wood Way. At the traffic lights turn left into Wombridge Road and the property will be found on your right hand side after the parade of shops and Public House.

METHOD OF SALE

For Sale by Private Treaty.

WE37675.270525

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



Photo with Stamp 1/2020

All measurements quoted are approximate:

LOUNGE 16' 0" x 13' 1" (4.88m x 3.99m) max. L shaped

KITCHEN 11' 6" x 7' 9" (3.51m x 2.36m)

PASSAGEWAY 17' 3" x 5' 3" (5.26m x 1.6m)

BATHROOM 7' 6" x 5' 9" (2.29m x 1.75m) plus door recess

BEDROOM ONE 10' 9" x 9' 8" (3.28m x 2.95m)

BEDROOM TWO 10' 9" x 9' 9" (3.28m x 2.97m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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 221 200

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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.