

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

14 Church Road, Trench, Telford, Shropshire, TF2 7HJ



**Offers Over
£200,000**

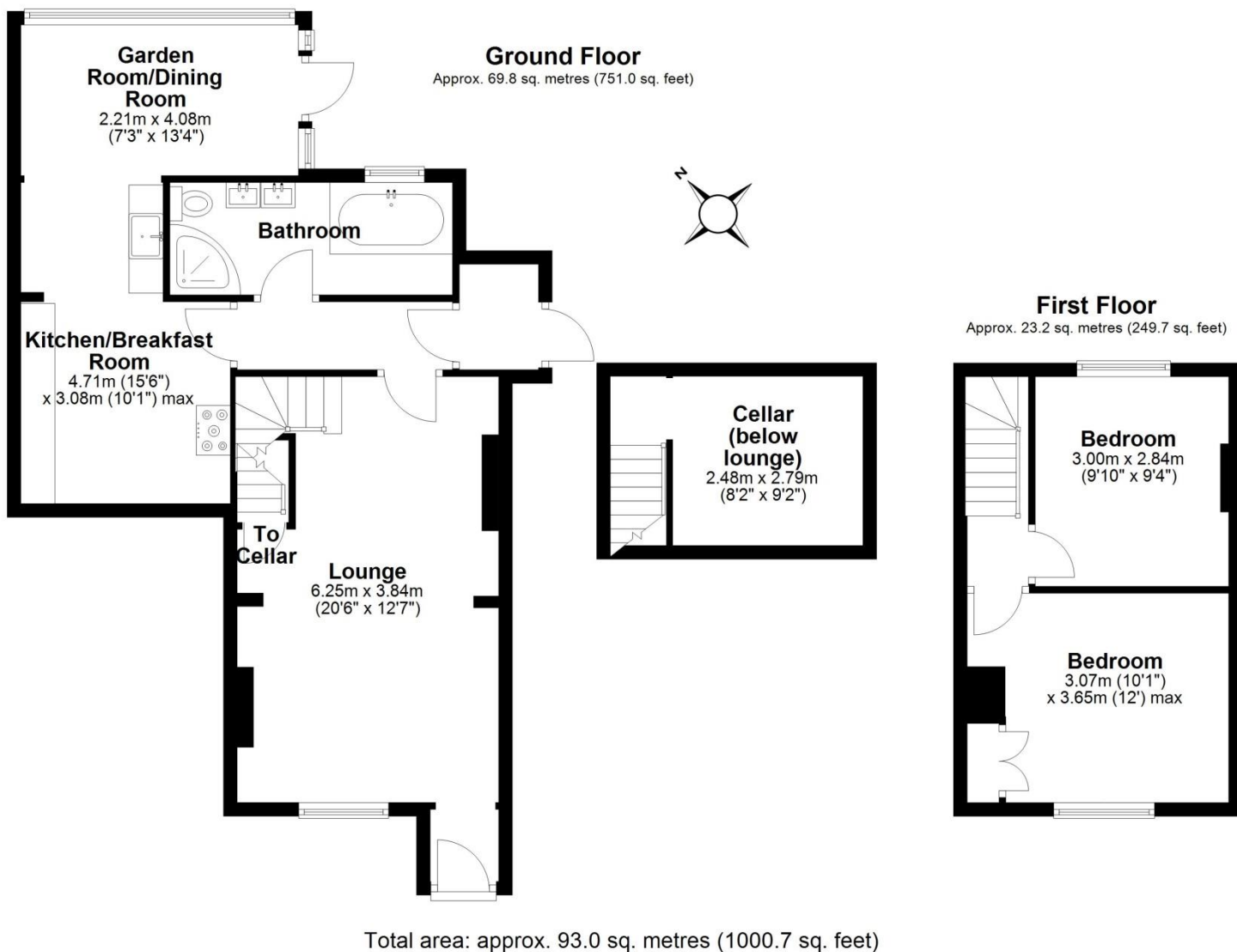
A Hidden Gem with Character and Charm – Deceptively Spacious Semi Detached Home Wonderfully presented with Two spacious Bedrooms, lounge, kitchen/breakfast room, bathroom, garden room, gas central heating, double glazing, driveway and enclosed garden area all providing approximately 93.0 sq metres (1000.7 sq feet) of excellent living space. Step inside this delightful character-rich property and prepare to be surprised. Modest and charming from the outside, this home truly offers far more space than first meets the eye. Lovingly maintained and thoughtfully modernised, the property blends with modern comforts. Log burning stove, warm wooden floors, carpet and tiled areas help create a welcoming atmosphere, clever layout choices enhance the sense of space throughout.

The ground floor boasts a light and airy spacious lounge, excellently sized bathroom with large bath and separate shower. Stylish open-plan kitchen-breakfast room and a versatile rear garden / dining room area perfect for entertaining or relaxing over looking the rear enclosed garden area ideal for summer evenings or morning coffee. First floor: You will find two generously sized bedrooms The property also has a cellar, ideal for additional storage. Outside area: Driveway area with ample parking, solar panels offering potential economical energy, rear enclosed garden with lawn and patio area. This is a rare opportunity to own a home that is full of personality and surprises. Situated within a popular residential area, perfect access to the local main road network, local schools, shops and the Hortonwood business park. Early viewing is highly recommended.

Sales
01952 641111

email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505



Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band A
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.B	Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.
Viewing Arrangements	by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 03 June 2025

