



**Estate Agents
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Anfra Trench Road, Trench, Telford, TF2 7DU

Asking Price £195,000

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Trench is a well established residential area of north Telford and is located about three miles from Telford Town Centre, with its covered shopping centre, retail and leisure parks and M54 connection points. Most local amenities are available close by, including small parades of shops, pubs, primary and secondary schools.

This lovely detached three bedroomed house benefits from having a large enclosed rear garden, good off road parking (3 spaces to the front, 2 to the rear) and well proportioned accommodation is set out in more detail as follows:-

Enclosed Porch

uPVC framed double glazed entrance door. Light fitting. Inner door.

Entrance/Through Hall

uPVC panelled/patterned double glazed door. Understairs cupboard and laminate flooring. Panelled radiator.

Full Width Lounge

11'10" x 16'2" (3.61 x 4.93)

having stylish feature panelling to one wall and built-in recess to another wall to accommodate a flat screen T.V. uPVC framed double glazed window and French doors to rear garden. Panelled radiator.

Breakfast Kitchen

13'1" x 9'4" (4.01 x 2.87)

having a range of fitted base and wall mounted cupboards, finished with medium oak fronts and comprising stainless steel single drainer single sink unit with double cupboard beneath. Further corner cupboard with recess to one side to accommodate a washing machine. Larder style fridge. Worktop to finish. Space for electric cooker. Splashback wall tiling and matching wall cabinets. Built-in shelved pantry cupboard. uPVC framed double glazed window to the front and external door to side path. Panelled radiator. Further double wall mounted glazed fronted cabinet and separate storage cupboard.

From the hallway stairs to

Landing

having hatch to loft and built in airing cupboard with lagged hot water cylinder.

Bedroom One

13'1" (max) x 9'4" (4.01 (max) x 2.87)

double sized bedroom with radiator. uPVC framed double glazed window with outlook to the front. Open wardrobe with hanging rail and shelving.

Bedroom Two

11'10" x 9'4" (3.63 x 2.87)

double sized bedroom with radiator. uPVC framed double glazed window with rear aspect. Built-in double wardrobe with part mirrored sliding fronts.

Bedroom Three

9'1" x 6'5" (2.79 x 1.98)

single sized room with radiator. uPVC framed double glazed window with outlook to rear garden.

Family Bathroom

having suite comprising panelled bath, wash hand basin and low level flush W.C. Shower over the bath. Radiator. uPVC framed patterned double glazed window.

Outside

The house is set back from the Trench Road by a low maintenance ornamental stone finished garden which provides off road parking for three cars. An attractive feature of the property is the good size rear garden which has been landscaped to areas of slatted patio and formal lawn. To the far end of the garden there are two further parking spaces, and these are accessed via a shared lane extending down the side of the property. Also timber garden shed.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band B.

EPC RATING: D (63)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors are not aware of any mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.

(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous restrictions on the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planned developments or planning applications that would affect the property.

COAL FIELDS/MINING: Telford is an historic mining area. The vendors are not aware of any mining related issues with the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

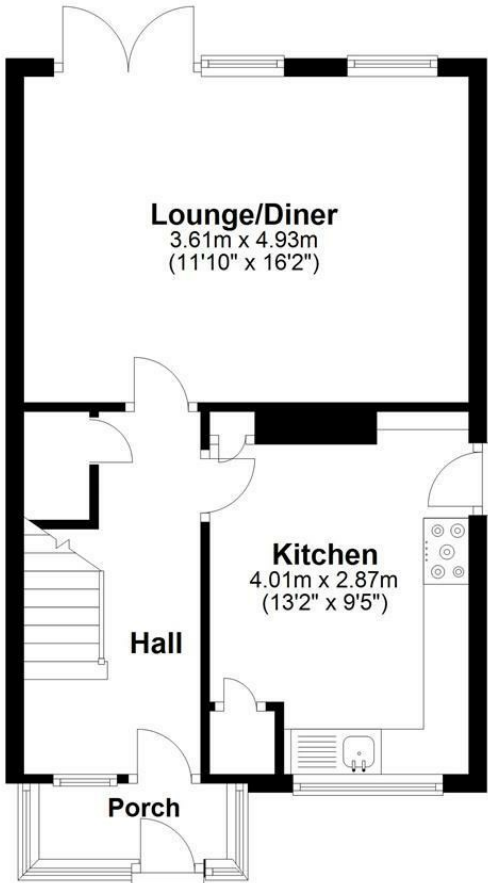




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	79
England & Wales		EU Directive 2002/91/EC

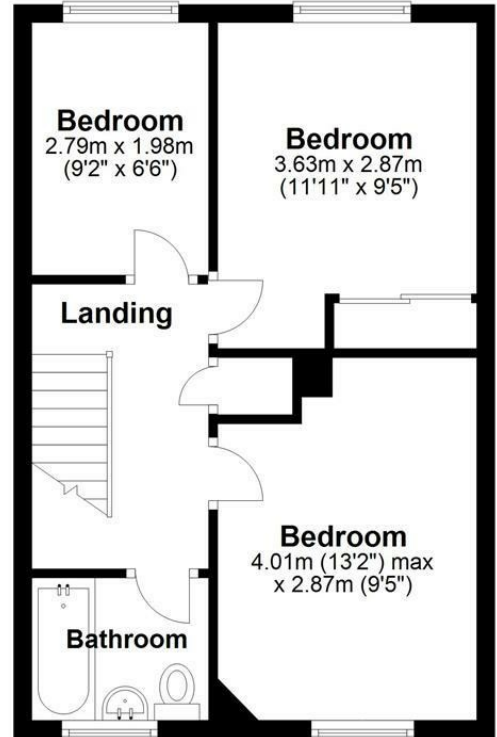
Ground Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



Total area: approx. 78.0 sq. metres (839.3 sq. feet)

For illustrative purposes only. Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.