



Helping *you* move



112 Teagues Crescent, Trench

No Upward Chain - An attractive Three Bedroom Semi-Detached House with extended accommodation providing an open plan Breakfast Kitchen / Conservatory. Very convenient for the local Primary School and various shopping and leisure amenities.

Offers in the Region of

£220,000

112 Teagues Crescent, Trench, Telford, TF2 6RF.

Overview

- Attractive Semi-Detached House
- Lovely presentation throughout
- No Upward Chain
- Lounge
- Open plan Kitchen / Conservatory
- Utility Cloaks
- Three Bedrooms
- Shower Room
- Excellent driveway parking
- Low maintenance Gardens
- Gas CH, Double Glazing
- EPC D, Council Tax B



Location

Situated in the established residential locality of Trench being served by a range of shops 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

No Upward Chain - An attractive, Semi-Detached House which has been beneficially improved and extended to the ground floor, providing modern open-plan living style and being an ideal purchase for first time buyers or a young family. An enclosed entrance Porch leads into the Entrance Hall with stairs to the first floor and useful cupboard - a door off to the right opens into the Lounge with window to the front, attractive fireplace and an opening through to the Kitchen.

The Kitchen has been extended and refitted to provide a light and airy flowing space joining the Lounge right through to the Conservatory at the rear - to the Kitchen you will find a good range of modern drawers, base and wall mounted units with complementary working surfaces and integral oven, hob and extractor, dishwasher; two larger style cupboards, carousel corner unit and breakfast bar area with two stools seated within the Conservatory which has delightful views overlooking the rear garden along with an



There is a useful Utility Cloaks with modern two piece suite and a washing machine with work surface and tumble dryer over. Stairs ascend to the first floor Landing with window to the side - there are two double bedrooms and one single bedroom along with a modern Shower Room with white three piece suite. Having no upward chain, this lovely home also benefits from gas central heating and double glazing.

Externally, the property is approached over a tarmac driveway providing parking space which in turn leads along the side of the property into the rear garden. The front garden is of a low maintenance gravel design, similarly the rear garden is also low maintenance and enjoys a patio area, garden shed and fabulous outdoor cabin which has double glazing, insulation and electricity making it an ideal working from home space.



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 B

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

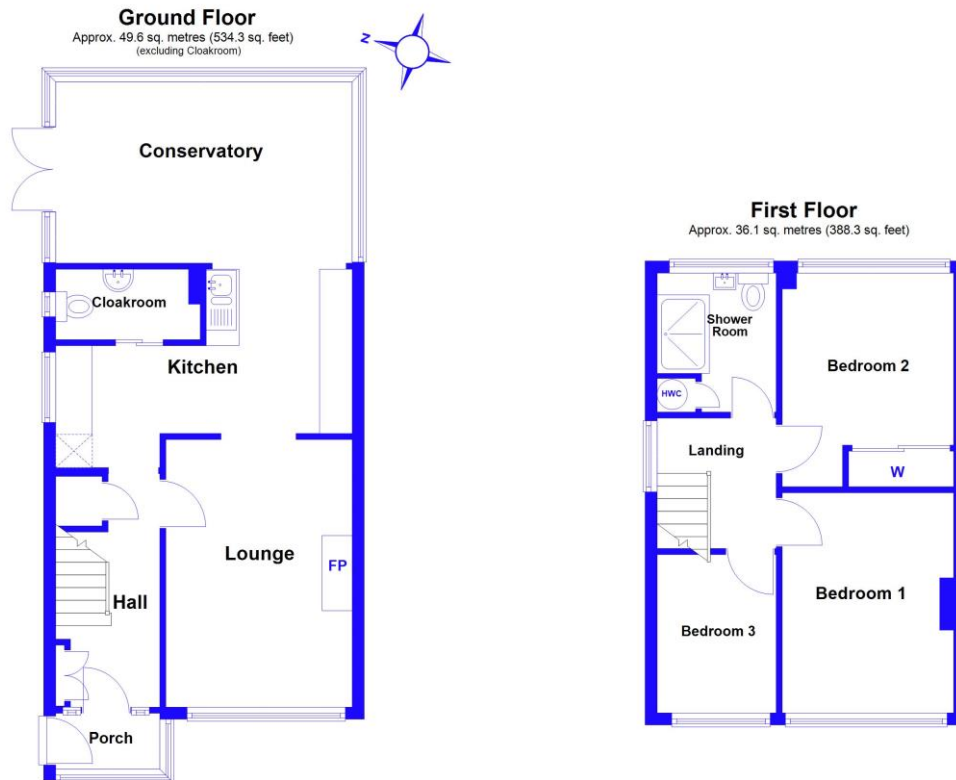
From Junction 4 off the M54 proceed towards Ketley Brook roundabout, take the 2nd exit onto Whitchurch Drive, at the roundabout take the 1st exit onto Haybridge Road, merging onto Castle Street, at Trench Lock proceed straight over onto Trench Road, at the roundabout take the 2nd exit onto Wombridge Road, then take the 2nd turn on the right onto Teagues Crescent. Follow the road around and the property will be found on the left, opposite Teagues Bridge Primary School.

METHOD OF SALE

For Sale by Private Treaty.

WE39941.080426

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.



Total area: approx. 85.7 sq. metres (922.6 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software

112 Teague Crescent, Trench, Telford

All measurements quoted are approximate:

LOUNGE 14' 6" x 10' 1" (4.42m x 3.07m) max.

KITCHEN 9' 0" x 8' 0" (2.74m x 2.44m)

KITCHEN ENTRANCE 8' 1" x 6' 8" (2.46m x 2.03m)

CONSERVATORY 16' 2" x 8' 8" (4.93m x 2.64m)

UTILITY CLOAKS 6' 9" x 3' 8" (2.06m x 1.12m)

BEDROOM ONE 11' 9" x 9' 2" (3.58m x 2.79m)

BEDROOM TWO 11' 6" x 9' 2" (3.51m x 2.79m)

BEDROOM THREE 8' 9" x 6' 8" (2.67m x 2.03m)

SHOWER ROOM 6' 7" x 7' 8" (2.01m x 2.34m)

CABIN 9' 3" x 7' 4" (2.82m x 2.24m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

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Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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Email: wellington@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.