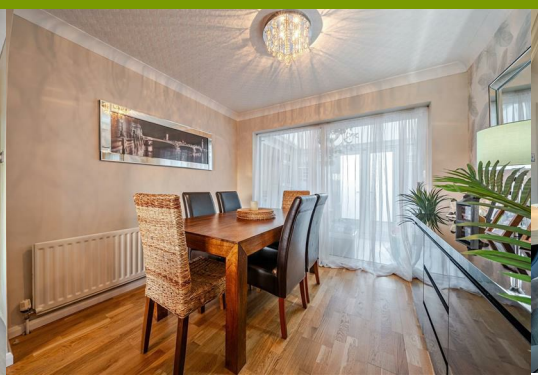


3 KINGSTON ROAD

TRENCH | TELFORD | SHROPSHIRE | TF2 7HT







An extended and well-presented three-bedroom link-detached home in the popular area of Trench, offering spacious living accommodation, a conservatory, extended kitchen, ample driveway parking and an attractive rear garden.

Offers in the region of £265,000





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- **Well-Presented Throughout**
- **Low-Maintenance Garden**
- **Driveway with Garage**
- **Ground Floor W.C.**
- **Extended Kitchen**
- **Conservatory**

DESCRIPTION

Situated within the popular residential area of Trench, this well-presented link-detached home offers spacious and versatile accommodation, having been thoughtfully extended to create additional living space ideally suited to modern family life.

The property is entered via an entrance hallway, leading through to a generous lounge/dining room, featuring attractive wood-effect flooring and sliding patio doors which provide access to the conservatory. This additional reception space enjoys views over the rear garden and benefits from French doors opening directly onto the patio, creating a lovely connection between the indoor and outdoor living areas.

The extended kitchen offers a good range of base and wall-mounted units, complemented by a gas hob, electric double oven and breakfast bar, providing a practical and sociable space for everyday cooking and dining.

To the first floor are three well-proportioned bedrooms, served by a family bathroom.

Externally, the property benefits from a brick-paved driveway to the front, providing off-road parking for several vehicles. To the rear is an enclosed garden, featuring a paved patio and lawn, offering a pleasant space for outdoor dining and relaxation.

LOCATION

Situated to the north of Telford, Trench is an established and popular residential area, offering a convenient setting for families, first-time buyers and commuters alike. The area benefits from a selection of local shops, everyday amenities and nearby schools, with further shopping, dining and leisure facilities available at Telford Town Centre and the Southwater development. Oakengates railway station provides rail connections towards Shrewsbury, Wolverhampton and Birmingham, whilst the nearby A442 and M54 offer convenient road links to the wider region. The surrounding area also offers a choice of green spaces and recreational facilities, making Trench a well-connected location for modern day living.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE/DINING ROOM

KITCHEN

CONSERVATORY

FIRST FLOOR

BEDROOM ONE





BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNAL

GARAGE

LOCAL AUTHORITY
Telford and Wrekin Council.

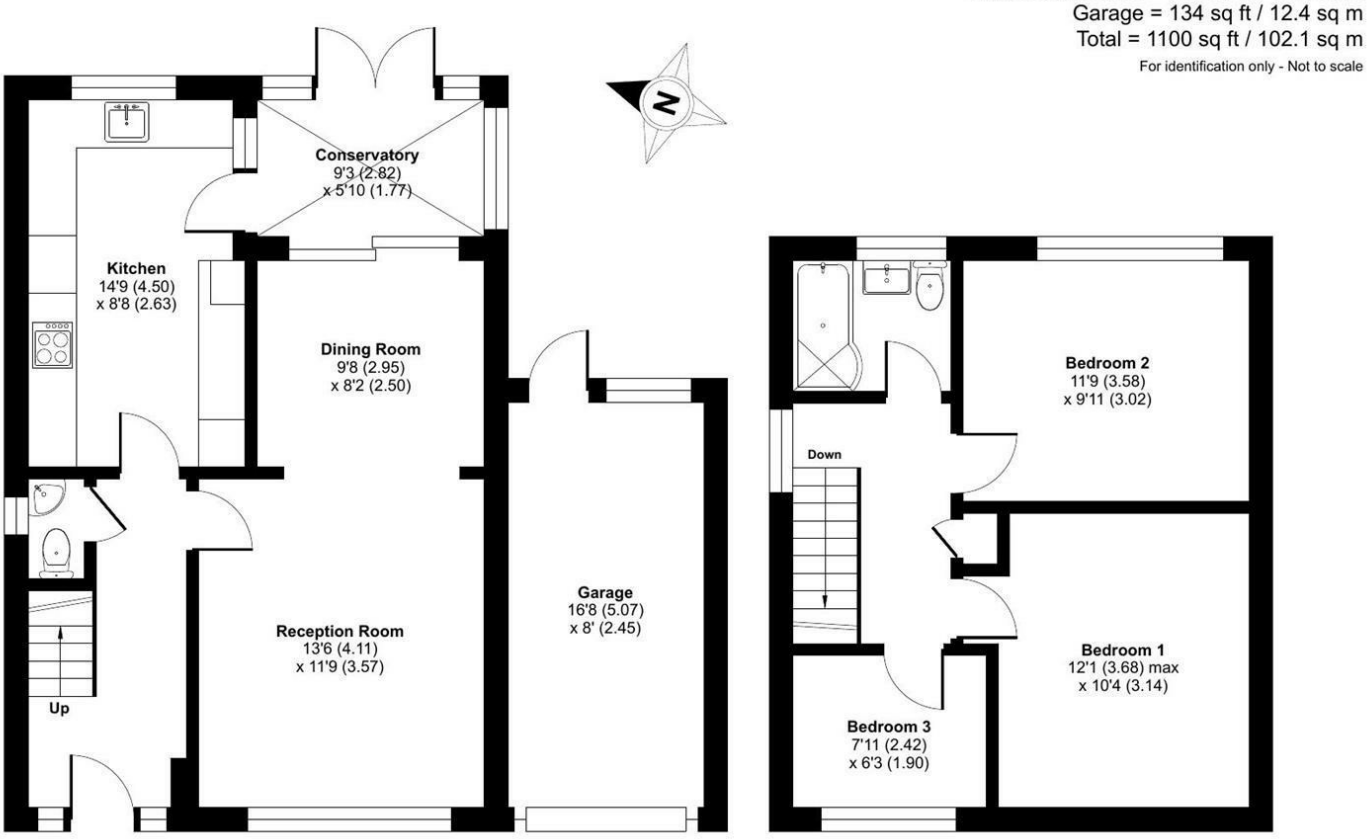
COUNCIL TAX BAND
Council Tax Band: B

POSSESSION AND TENURE
Freehold with vacant possession on completion.

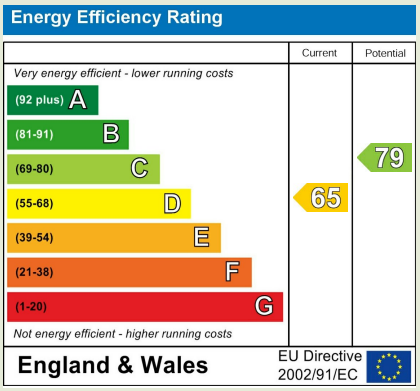
VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Approximate Area = 966 sq ft / 89.7 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1100 sq ft / 102.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1548001



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Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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