



**Estate Agents
Letting Agents
Surveyors & Valuers**

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55 Preston Grove, Trench, Telford, TF2 7DD
Offers In The Region Of £175,000

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Trench is a well-established and popular residential area of north Telford and is located about 4 miles from Telford Town Centre with its covered shopping centre, retail parks, Southwater leisure development, bus and train stations. Most local amenities are available within the Trench area including a parade of shops, primary and secondary schools, a small supermarket and a petrol filling station.

The property in more detail:-

Front Porch

with PVC framed double glazed elevations and entrance door. Inner door to

Entrance/Through Hall

having radiator.

Lounge

with uPVC framed double glazed bay window to the front. Radiator. Parkray multi-fuel stove.

Dining Room

having two radiators and double glazed window with outlook to rear garden.

Kitchen

having a range of fitted base and wall mounted cupboards comprising a single basin single drainer sink unit with cupboards below. Further double cupboard with 4 ring electric hob above. Built-in electric Smeg oven. Fully tiled walls. Double glazed window. Understairs pantry cupboard. External side door.

From the hall stairs to landing.

Bedroom One

having a double glazed window to the front. Radiator. Built-in cupboard with gas fired Worcester combination boiler.

Bedroom Two

double glazed window. Radiator.

Bedroom Three

a box room/office. Double glazed window. Radiator.

Bathroom

having fully tiled walls. White suite comprising enamel surfaced bath, pedestal wash hand basin and low level flush W.C. Radiator. Patterned double glazed window. Electric shower over bath.

Outside

Driveway parking for two cars leading to a detached concrete sectional garage with cement/asbestos panelled pitched roof. Up-over door. Power and lighting.

Attached to the garage are two stores accessed off the garden. Also lean-to covered structure fixed to the rear of the house with enclosed low level flush W.C. and plumbing connection for a washing machine.

The rear garden has been landscaped in the past to areas of slabbed patio, shrubbed borders, beds and an ornamental pond. Good size 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

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.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of

any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any mining related issues having affected the property. Telford is an historic mining area and potential purchasers are advised to make their own enquiries with regard to this issue.

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 ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

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.

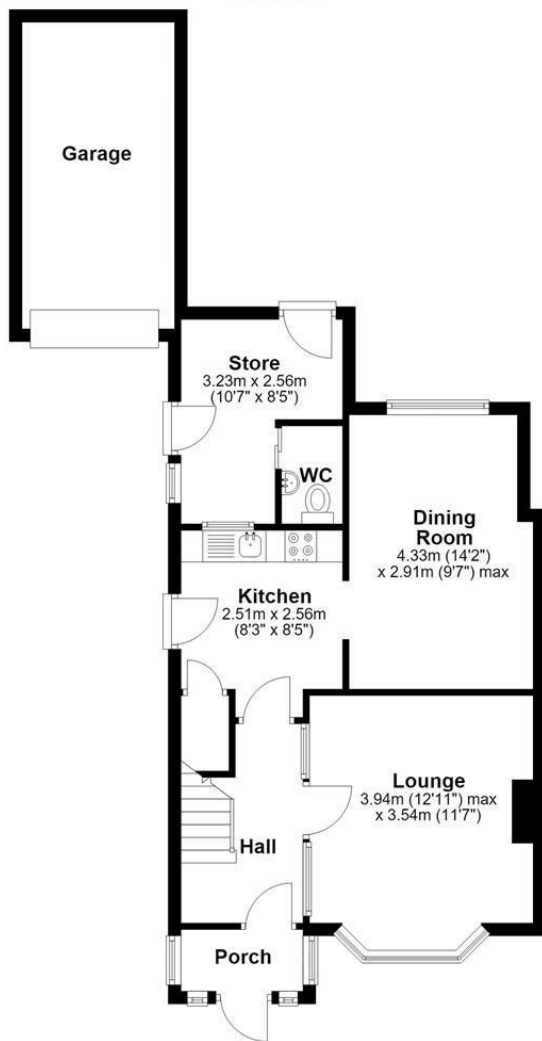




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	70
England & Wales		EU Directive 2002/91/EC

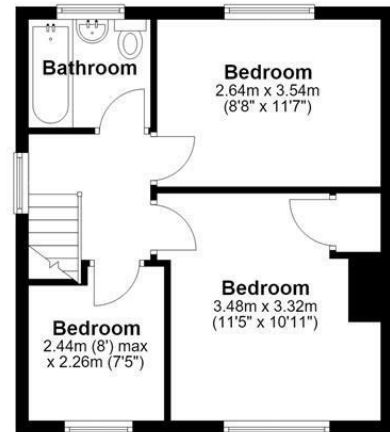
Ground Floor

Approx. 52.9 sq. metres (569.4 sq. feet)
(excluding Garage)



First Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 88.8 sq. metres (955.8 sq. feet)

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.