



## 51 Richmond Avenue, Trench.

Offers in the region of **£250,000**

Being situated within a popular residential area, this spacious 3 Bedroom link-detached property has been recently re-decorated and benefits from a new garage door and modern fittings throughout. Offered with No Upward Chain, there is a Utility Room, Garage and a large garden (which is not overlooked from the rear), as well as spacious Bedrooms and ample driveway parking. It offers the perfect blank canvas for the next owners to create a beautiful family home in a location which is convenient for all nearby schools, amenities and transport links.

Briefly comprising Entrance Porch, Hallway, Kitchen, Utility Room, Large Lounge/Diner (with French doors to the garden), 3 Bedrooms (Bedroom 2 with built-in wardrobes), and Family Bathroom (with shower over bath), externally there is a double width driveway, a landscaped garden to the rear and a useful Garage. Intruder alarm system. uPVC D.G., Gas C.H. Council Tax Band B. EPC Rating D. NO UPWARD CHAIN!



# 51 Richmond Avenue Trench Telford Shropshire

**Property entered via**  
composite front door into

**Entrance Porch** 6' 5" x 3' 6" (1.95m x 1.07m)  
Obscure glazed door into

**Hallway** 13' 3" x 6' 4" (4.04m x 1.93m)  
Stairs to first floor and doors to downstairs rooms.

**Lounge/Diner** 22' 1" x 11' 11" (6.73m x 3.63m) (max)  
Double French doors to the rear garden.

**Kitchen** 10' 3" x 8' 4" (3.12m x 2.54m) (max)  
Open to

**Utility Room** 9' 0" x 8' 0" (2.74m x 2.44m)  
Part-glazed uPVC door to the rear garden.

**Upstairs to**  
first floor landing which leads to all Bedrooms and  
Family Bathroom.

**Bedroom 1** 10' 5" x 10' 4" (3.17m x 3.15m) (min)

**Bedroom 2** 11' 3" x 9' 5" (3.43m x 2.87m) (plus  
wardrobes)  
A range of built-in wardrobes.

**Bedroom 3** 7' 11" x 7' 3" (2.41m x 2.21m)

**Family Bathroom** 6' 10" x 5' 3" (2.08m x 1.60m)

**Integral Garage** 17' 0" x 8' 1" (5.18m x 2.46m)  
Up and over door to the front. Electric power and  
lighting.

**Externally**  
To the front is an attractive block paved, double width  
driveway leading to the Garage and front door. A  
pedestrian gate to the side allows access to the rear  
garden via a paved pathway.

The enclosed rear garden features a mixture of terrains,  
starting with a good-sized patio near the house, followed  
by a couple of steps down to a gravel area with a  
decked seating space. To the side is a lawn, and three  
more steps lead to a patch suitable for vegetable  
growing, complete with a wooden storage shed. There's  
also an outside tap, electricity, and lighting.



TOTAL FLOOR AREA: 1037 sq. ft. (96.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their operability or efficiency can be given. Made with Metaplan 6/2016

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PROPERTY



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