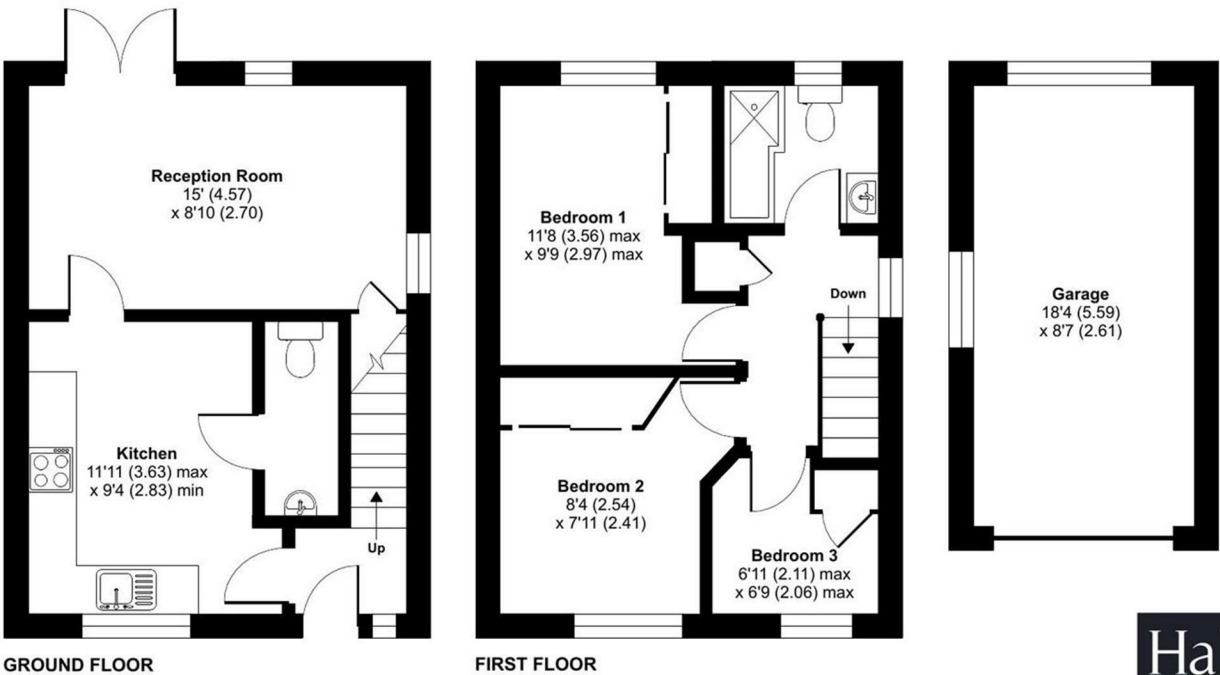


FOR SALE

32A Pool Road, Trench, Telford, TF2 6RL



Approximate Area = 696 sq ft / 64.7 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 863 sq ft / 80.2 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). © nñchecom 2026. Produced for Halls. REF: 1498563



FOR SALE

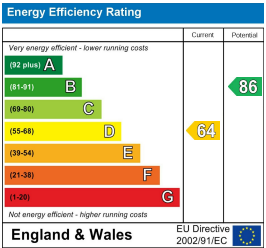
Offers in the region of £225,000

32A Pool Road, Trench, Telford, TF2 6RL

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well-presented three-bedroom detached home in popular Trench, with a sociable kitchen/diner, French doors to the garden, air source heat pump, driveway, garage and a good-sized rear garden.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



halls.gb.com

01952 971800

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial


1 Reception Room/s


3 Bedroom/s


1 Bath/Shower Room/s





- Garage and Driveway
- Generous Garden
- Ground Floor W.C.
- Well-Presented
- Close to Amenities
- Air Source Heat Pump

DESCRIPTION

Situated in the popular residential area of Trench, this well-presented detached home offers a practical layout, good-sized gardens and plenty of appeal for families and buyers looking for a little more space. With schools and a range of local amenities close by, the location is well suited to everyday living, while the detached design provides the added benefit of a driveway and garage. The property also benefits from an air source heat pump, installed in November 2024, providing the heating and hot water.

Inside, the accommodation has a welcoming feel, with the kitchen/dining room providing a sociable heart to the home. The kitchen is fitted with a range of cream high-gloss units, integrated into a practical layout with an induction hob and electric oven, while a useful cloakroom/WC sits just off the dining area. The lounge is a comfortable space with French doors opening directly onto the rear garden, creating an easy connection between the house and outside space, while understairs storage adds a useful touch of practicality.

Outside, the property continues to impress with a lawned front garden and driveway leading to the garage. The rear garden offers a good balance of patio, lawn and planted borders, with a particularly useful area at the far end providing an ideal spot for growing fruit and vegetables. It's a garden with plenty of potential for keen gardeners, families or anyone who simply enjoys having a good amount of outdoor space.

Overall, this is an appealing detached home in a convenient Trench location, offering well-proportioned accommodation, excellent outdoor space and the practical benefits of a garage and driveway, making it an ideal choice for a range of buyers.

LOCATION

Trench is a popular residential area to the north of Telford, offering a good range of everyday amenities including shops, schools, takeaways and local services. There are plenty of green spaces and walking routes nearby, while Wellington and Telford town centre are both within easy reach for a wider choice of shopping, leisure and entertainment. The area also provides convenient access to the A442 and M54, making it a practical base for commuters travelling further afield.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE

15 x 8'10

KITCHEN/DINER

11'11 x 9'4

W.C.

FIRST FLOOR

BEDROOM ONE

11'8 x 9'9

BEDROOM TWO

8'4 x 7'11

BEDROOM THREE

6'11 x 6'9

BATHROOM

EXTERNAL

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: C

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.