



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



8 Broadway Avenue, Trench, Telford, TF2 7EH
Offers In The Region Of £269,500

 4  2  2  C



8 Broadway Avenue, Trench, Telford, TF2 7EH

Offers In The Region Of £269,500



Trench is a well established residential area of north Telford and is located about three miles from Telford Town Centre, with its covered shopping centre, retail and leisure parks and M54 connection points. Most local amenities are available close by, including small parades of shops, pubs, primary and secondary schools.

The gas centrally heated and double glazed accommodation is set out in further detail below;

Porch

Being fully uPVC and double glazed having an internal door to the garage and door to...

Entrance Hall

With radiator and laminate floor.

Lounge/Dining Room

20'2" x 11'4" (max) (6.16 x 3.46 (max))

Being of good size, having a central fireplace incorporating a coal effect gas fire. Front aspect double glazed bay window and two radiators. Sliding double glazed doors into...

Conservatory

8'5" x 8'7" (2.57 x 2.63)

Being partially bricked with double glazed elevations above and lined roof. Radiator and spotlights. Side door to garden.

Kitchen

11'10" x 8'0" (3.63 x 2.44)

Having base and wall mounted units comprising cupboards and drawers with wood effect work surfaces above. Composite 1 1/2 sink with drainer and mixer tap. Integrated oven, microwave and grill. 5 ring gas hob with extractor fan above. Breakfast bar. Rear aspect uPVC double glazed window and radiator. Door to...

Inner hall

Having a courtesy door to the rear garden and door to...

Wet Room

Being partially tiled with electric shower unit, wash basin with cupboard below and low-level flush WC. Rear aspect uPVC double glazed window and towel radiator.

Garage

13'6" x 10'11" (4.14 x 3.34)

Having an electric up and over door to the front, power and light. Storage for tools, ladders and general workshop materials. Laminated work surfaces, electrical points and cupboards. Central heating radiator.

Stairs from the Entrance Hall rise to the first floor Landing, with hatch to loft.

Bedroom One

14'11" x 10'11" (4.56 x 3.34)

A good sized double bedroom, having front aspect uPVC double glazed window and radiator.

Bedroom Two

10'3" x 11'9" (max) (3.14 x 3.59 (max))

Having a front aspect uPVC double glazed window and radiator. Shelved cupboard housing hot water cylinder.

Bedroom Three

9'6" x 10'0" (2.92 x 3.06)

Having a rear aspect uPVC double glazed window and radiator.

Bedroom Four

7'4" x 6'5" (2.25 x 1.97)

Having a front aspect uPVC double glazed window and radiator. Cupboard with hanging rail.

Shower Room

Being fully tiled with corner shower cubicle having a mains fed shower head. Low-level flush WC and wash basin with cupboard below. Rear aspect uPVC double glazed window and radiator.

Outside

The front garden has been landscaped to a block paved driveway providing off-road and neatly shaped lawn with shrubbed borders. The low-maintenance rear garden is set to a block paved patio area and artificial grass. Paved path leading to garden shed. Shrubby borders and external lights.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band B.

EPC RATING: C (70)

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.

*Vendors have made us aware that there are/are not mobile black spots within the property (give 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. However,

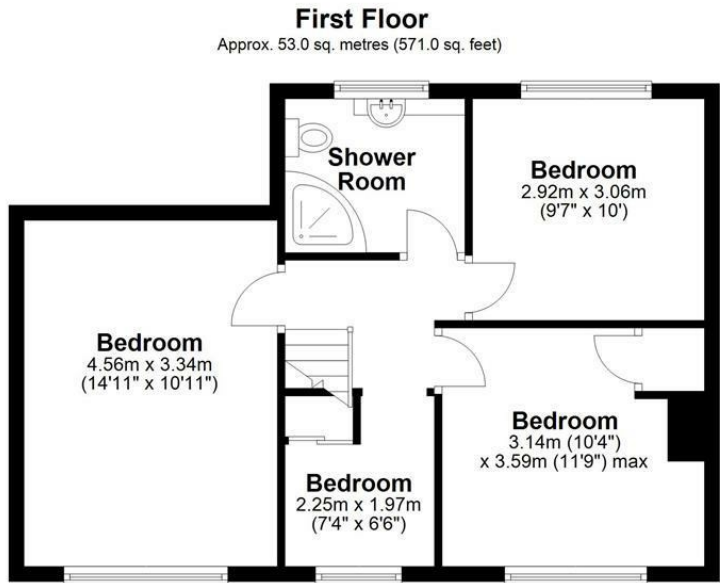
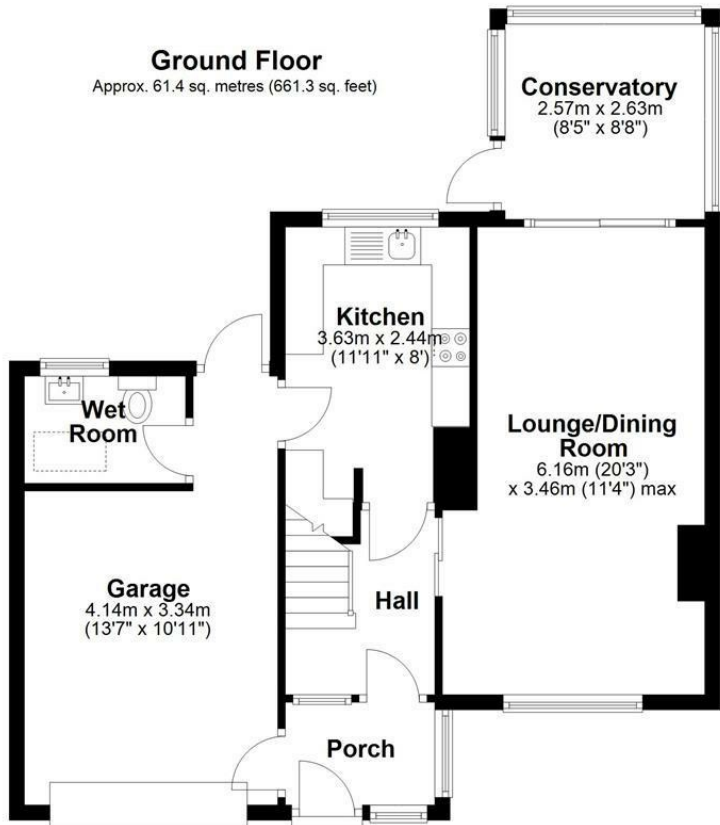
Telford is an historic mining area and prospective purchasers are advised to make their own enquiries regarding this issue.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk





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		
	70	82
England & Wales		EU Directive 2002/91/EC



Total area: approx. 114.5 sq. metres (1232.3 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.