

HARWOOD

THE ESTATE AGENT

01952 881010

12 Gibbons Rd, Trench TF2 7JP



£ 1 7 9, 9 5 0 region

This well-arranged two-bedroom home offers a practical layout across two floors, ideal for first-time buyers, small families or those seeking a conveniently located property close to local amenities. The ground floor features a welcoming lounge and dining area that provides a comfortable central living space, with the kitchen positioned to the rear of the property and giving direct access to the garden.

Upstairs, there are two good-sized bedrooms, both with storage, along with a modern family bathroom with over-bath shower fitting. The second bedroom lends itself well to use as a nursery, home office or guest room, offering flexibility to suit a range of needs. Outside, the property benefits from both front and rear gardens. The rear garden is mostly laid to lawn with a paved patio area, and can be accessed directly from the kitchen. Two external sheds provide useful additional storage or potential utility space. The home is well placed for everyday convenience, with a nursery, infants and junior school all within walking distance, along with a selection of local shops. Oakengates train station is close by, and Telford Central station is approximately three miles from the property, offering excellent transport links for commuters.

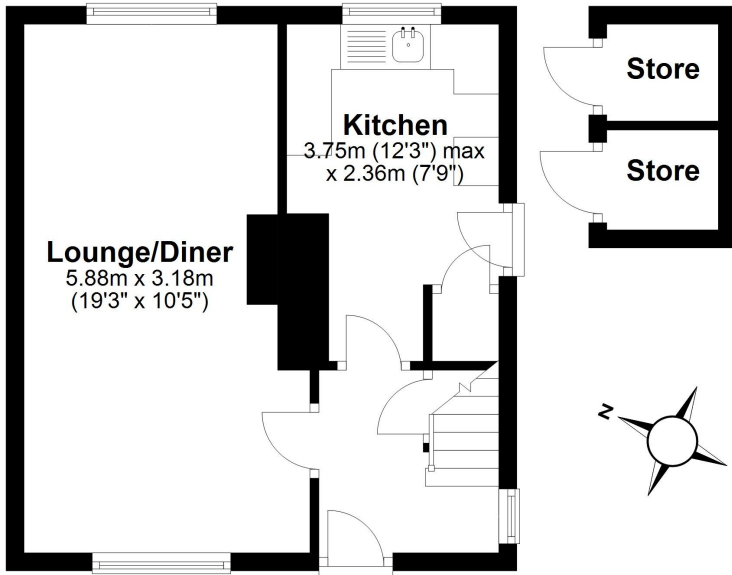
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





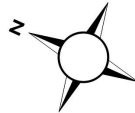
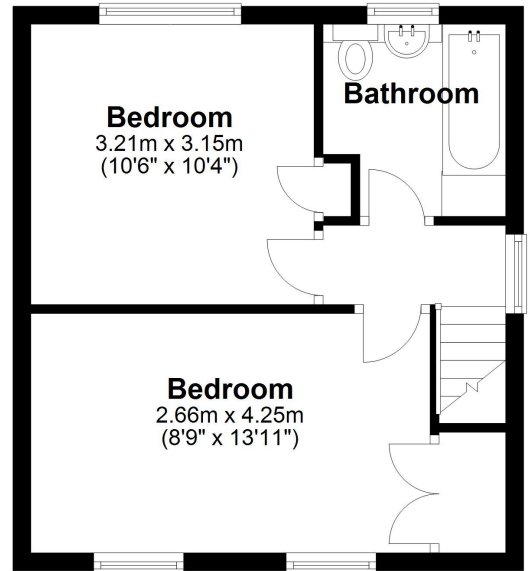
Ground Floor

Approx. 31.0 sq. metres (333.8 sq. feet)
(excluding Store, Store)



First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



Total area: approx. 61.8 sq. metres (665.5 sq. feet)

Tenure Freehold **Council tax** Band A

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 13th April 2026