Barker Healey PROPERTY









51 Richmond Avenue, Trench.

Offers in the region of £245,000

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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

10 High Street, Newport,
Shropshire, TF10 7AN
Tel: 01952 813625
Email: info@barkerhealey.co.uk
Web: www.barkerhealey.co.uk

VIEWING STRICTLY BY APPOINTMENT ONLY

Barker Healey PROPERTY

rightmove.co.uk The UK's number one property website

The Property Ombudsman SALES

OFT Approved code

Printed by Ravensworth 01670 713330







MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.