



**Wombridge Road, Telford**

**£199,995**



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**Freehold | EPC rating: D**

- \*\*\*NO UPWARD CHAIN\*\*\*
- Private garden
- Ground floor wet room

- Three bedroom property
- Garage & driveway
- Close to local amenities &

**BELVOIR!**

Property is personal

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Description

Welcome to this three-bedroom semi-detached home located on Wombridge Road in Trench - an ideal property for families, first-time buyers, or anyone seeking a spacious and conveniently situated home.

Upon entering the property, you are greeted by a porch that opens into a welcoming hallway. The ground floor offers a generous living room, perfect for relaxing or entertaining, and a spacious kitchen/diner that provides plenty of room for family meals. Off the kitchen, there is a useful utility room with access to the rear garden, as well as a wet room featuring a shower, toilet, and wash basin for added convenience.

Upstairs, the property comprises three bedrooms - two doubles and one single - along with a modern family bathroom fitted with contemporary fixtures and fittings.

Externally, the rear of the property boasts a private garden with both patio and lawned areas, complemented by an accessible ramp, offering versatility and ease of access. To the front, there is a low-maintenance garden, an accessible ramp to the front door, and a driveway providing ample parking space for multiple vehicles, along with access to the garage.

The property is ideally located close to local shops, schools, and amenities, and benefits from excellent transport links, being just a short drive from the A442, providing easy access to Telford and beyond.

This lovely home combines practicality, space, and accessibility - a must-see property in a popular residential area.

Freehold / Council Tax Band B / EPC D

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floorplan



## Rooms

### Entry

1.69m x 0.8m (5'6" x 2'7")

### Hallway

4.28m x 3.04m (14'0" x 10'0")

### Kitchen

4.88m x 2.69m (16'0" x 8'10")

### Utility Room

2.02m x 1.87m (6'7" x 6'1")

### Bathroom

Wet room

2.32m x 1.29m (7'7" x 4'2")

### Landing

2.39m x 0.95m (7'10" x 3'1")

### Bedroom One

3.65m x 2.68m (12'0" x 8'10")

### Bedroom Two

3.48m x 3.13m (11'5" x 10'4")

### Bedroom Three

1.96m x 1.74m (6'5" x 5'8")

### Bathroom

1.99m x 1.71m (6'6" x 5'7")

### Garage

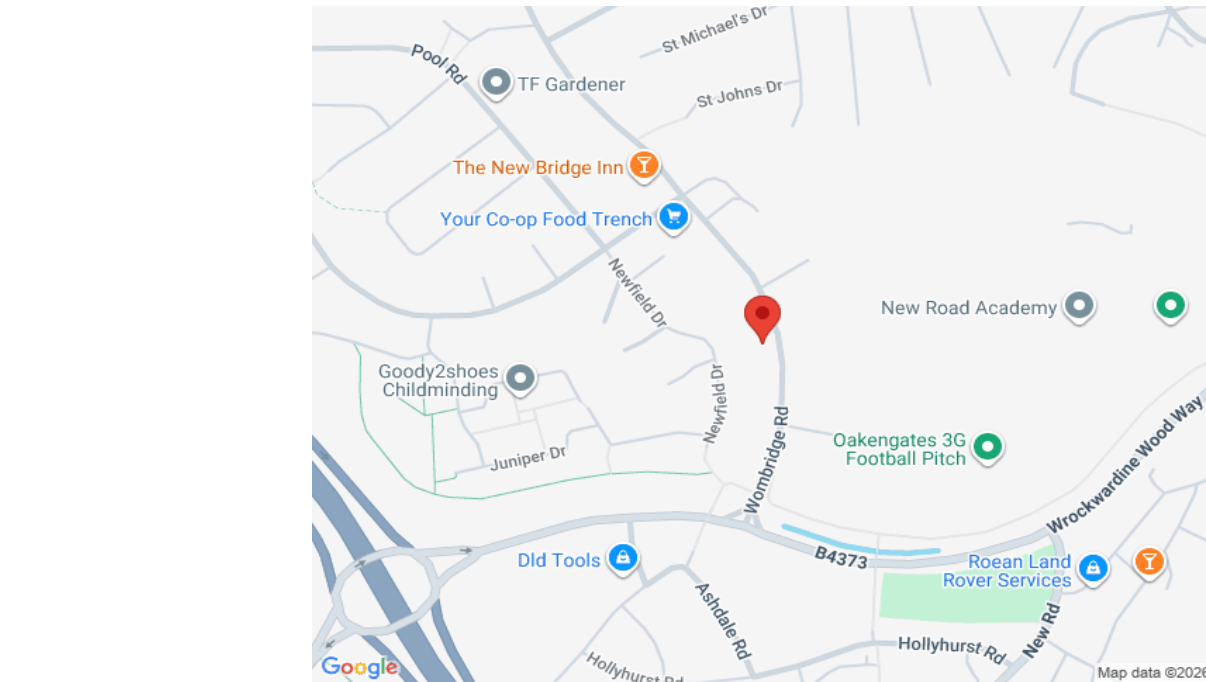
3.8m x 3.07m (12'6" x 10'1")



## Photographs



**Map**



Notes

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