



Helping *you* move



4 Juniper Drive, Trench

Offered for sale with no upward chain, this would make an ideal purchase for a first time buyer - A nicely presented Inner Terraced House with Three Bedrooms and lovely tree lined aspect to the rear.

Offers Over

£179,950

4 Juniper Drive, Trench, Telford, Shropshire, TF2 6SQ.

Overview

- Mid Terraced House
- No Upward Chain
- Lounge / Diner
- Fitted Kitchen
- GF Cloaks, Store Room
- Three Bedrooms
- Bathroom
- Lovely aspect to the rear
- Gardens to front & rear
- Gas CH, Double Glazing
- EPC C, Council Tax A



Location

Situated in the established residential locality of Trench being served by a range of shops and education facilities. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

Offered for sale with no upward chain, this mid terraced House provides smartly presented, deceptively spacious accommodation throughout, ideal for first time buyers or a young couple.

A canopy porch with useful cupboard to the side opens into the L shaped entrance hall - off to the left is a guest cloakroom with white two piece suite. A large walk-in storage cupboard along with an under stairs storage cupboard provides excellent space. The Lounge / Diner is off to the right with a dual aspect to the front and rear, feature fireplace and door leading into the rear garden. The Kitchen has a range of fitted drawers, base and wall mounted units, integrated fridge / freezer, oven with gas hob over.



Stairs ascend to the first floor Landing with useful boiler cupboard. Bedroom One is located to the front with a useful walk-in wardrobe space. Bedrooms Two and Three overlook the rear garden with a tree lined aspect beyond and Capewell Playground. The Bathroom has a three piece suite. Gas central heating and double glazing complete the accommodation.

Externally, the front garden has a gravelled area with adjacent pathway and artificial lawned area. The rear garden has a patio area, barked area, lawned garden and access to the communal green space to the rear.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band A

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Wrockwardine Wood Interchange take the exit onto Wrockwardine Wood Way, turn left onto Wombridge Road, turn left into Teagues Crescent taking the 2nd left into Juniper Drive. The property will be found along on the right hand side just after the turning for Capewell Road.

METHOD OF SALE

For Sale by Private Treaty.

WE40528.300626

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which 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 Movebutler, and is non-refundable.

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx.
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All measurements quoted are approximate:

LOUNGE 13' 7" x 12' 4" (4.14m x 3.76m)

DINING ROOM 10' 4" x 7' 6" (3.15m x 2.29m)

KITCHEN 11' 5" x 7' 4" (3.48m x 2.24m)

STORAGE ROOM 6' 4" x 4' 2" (1.93m x 1.27m)

CLOAKROOM 5' 8" x 3' 7" (1.73m x 1.09m)

BEDROOM ONE 10' 4" x 10' 3" (3.15m x 3.12m)

WALK-IN WARDROBE 4' 2" x 4' 8" (1.27m x 1.42m)

BEDROOM TWO 12' 3" x 10' 7" (3.73m x 3.23m)

BEDROOM THREE 9' 7" x 7' 4" (2.92m x 2.24m)

BATHROOM 7' 4" x 6' 3" (2.24m x 1.91m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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Email: wellington@barbers-online.co.uk

Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.