



51 Richmond Avenue, Trench.

Offers in the region of **£270,000**

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.



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PROPERTY



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