



**Estate Agents
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283 Wombridge Road, Trench, Telford, TF2 6PR
Offers In The Region Of £240,000

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Trench is a well-established residential area of north Telford and is located about three miles from Telford Town Centre with its covered shopping centre, retail parks, railway station, bus station and M54 motorway connection points. Most local amenities are available close by, including a small parade of shops, a leisure centre, Primary and Secondary schools.

Available with No Upward Chain

No. 283 Wombridge Road is a well presented three bedroomed semi-detached house with cloaks/W.C., good size lounge, fitted kitchen and breakfast room to the ground floor and three double size bedrooms and a modern shower room to the first floor. Outside the property benefits from good off road parking with spaces to the front, a car port and a garage. The generous size mature rear garden is pleasantly set out to patio, lawns and borders.

The gas centrally heated and double glazed accommodation is more detail as follows:-

Entrance Hall

having wood effect laminate flooring. Radiator.

Guest Cloakroom/W.C.

having low level flush W.C and corner wash hand basin. uPVC framed patterned double glazed window.

Lounge/Diner

16'10" x 11'2" (5.14 x 3.41)

having wood effect laminate flooring. Living flame coal effect gas fire with marble effect surround and hearth. uPVC framed double glazed French doors to rear garden. Double glazed window. Two radiators.

Kitchen

11'10" x 7'8" (3.61 x 2.35)

having a lovely range of modern fitted base and wall mounted cupboards comprising a 1 1/2 bowl porcelain sink unit with chrome mixer tap. Double cupboard below and single cupboard to the side. Worktop area to the other side having recess beneath with plumbing connection for slimline dishwasher and washing machine. Opposite are further fitted cupboards and matching wall cabinets as well as a gas Cannon cooker. Space for fridge freezer. uPVC framed double glazed window. Door to carport. Under stairs storage cupboard.

Breakfast Room

7'10" x 7'8" (2.41 x 2.35)

with fitted cupboards/drawer unit. Wood effect laminate flooring. Radiator. Double glazed window with outlook to rear garden. This room would also make a lovely home office.

From the hall, stairs to

Landing

with side window, radiator and access hatch to loft.

Bedroom One

13'1" (max) x 9'9" (4.00 (max) x 2.98)

uPVC framed double glazed window with rear aspect. Radiator. Fitted wardrobes to one wall with sliding fronts. Separate built-in shelved cupboard. Wood effect laminate flooring.

Bedroom Two

10'1" x 9'9" (3.09 x 2.98)

uPVC framed double glazed window to the front. Radiator. Wood effect laminate flooring.

Bedroom Three

10'3" x 9'1" (3.14 x 2.77)

uPVC framed double glazed window with rear aspect. Radiator. Wood effect laminate flooring.

Modern Shower Room

with good size walk-in shower cubicle having electric shower over. Low level flush W.C. Wash hand basin with vanity cupboard below. Tiled floor. Radiator. uPVC framed double glazed window.

Outside

The property benefits from good off road parking, having two spaces to the front, a secure car port to the side with lighting, outside tap and integral store. Double side hung doors to further covered area with light fitting and door to rear garden.

Single garage (5.50m x 2.59m) with power and lighting. Door to rear garden.

An attractive feature of this property is the good size rear garden finished to areas of slabbed patio, lawn and borders. Greenhouse and useful garden shed.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band B.

EPC RATING: D (68)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendor has made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors is not aware of any planned developments or permissions that would impact on the property.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affected the property. However, Telford is an historic coal mining area and potential purchasers are advised to make their own enquiries in regards to this issue.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

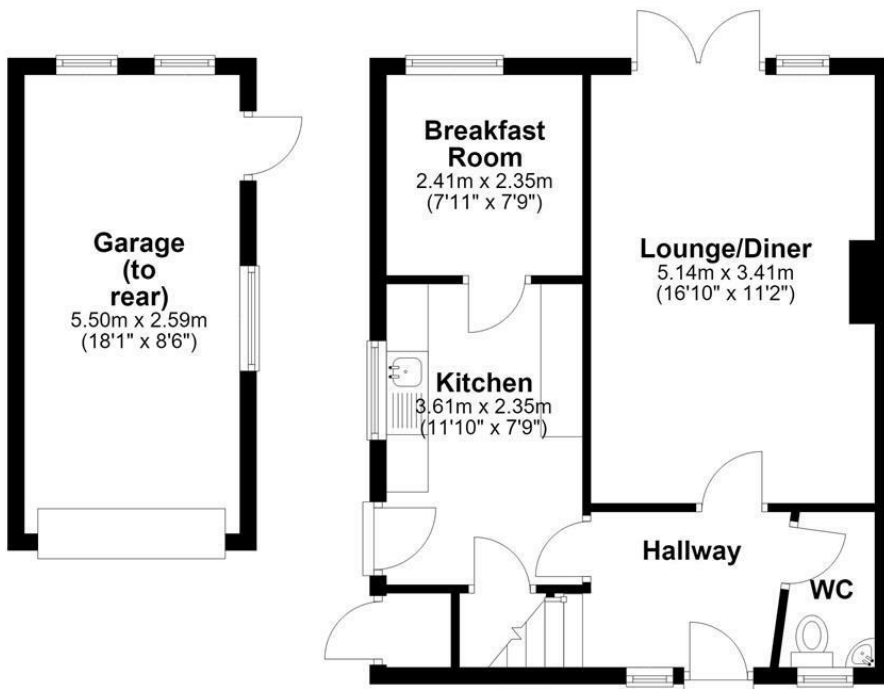




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	80
England & Wales		EU Directive 2002/91/EC

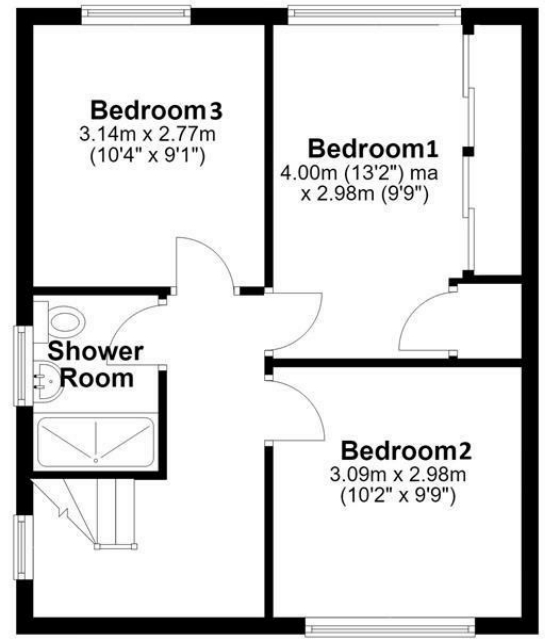
Ground Floor

Approx. 41.7 sq. metres (448.4 sq. feet)
(excluding Garage (to rear))



First Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



Total area: approx. 83.6 sq. metres (899.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.