



SIMPLE LIFE



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£500

To spend on your garden\*  
When you reserve by the  
31<sup>st</sup> May

\*Available on selected properties

## Trinity Close, Trench, TF2

£1,195 PCM

\*\*£500 GIFT CARD TO SPEND ON YOUR GARDEN\*\*

Sutherland Grange benefits from easy access to Telford Centre in the town of Trench, with a great mix of work and play opportunities ideal for all the family.

The Ellesmere is a stunning home built with your needs in mind. Downstairs, there is a generous living room, hallway and WC. The rear of the property has a magnificent living/kitchen area with a range of contemporary fitted units with integrated appliances. The room has French windows opening onto and overlooking the rear garden as well as a series of skylights which flood the room with light – an ideal space for both family time and entertaining.

Upstairs there is a spacious family bathroom complete with a bath and shower, a master bedroom with fitted, mirrored wardrobes and two further well-proportioned bedrooms. At the top of the stairs you will also find a handy store cupboard.

Just 4km away from the 25-acre Southwater shopping centre, residents have the benefit of an ice skating rink, cinema, bowling alley and library, all within one of the largest leisure facilities in the country.

Being less than 2km from Oakengates train station, the cities of Shrewsbury, Wolverhampton and Birmingham are easily commutable, whilst the M54 provides motorway access linking Trench to the wider region.

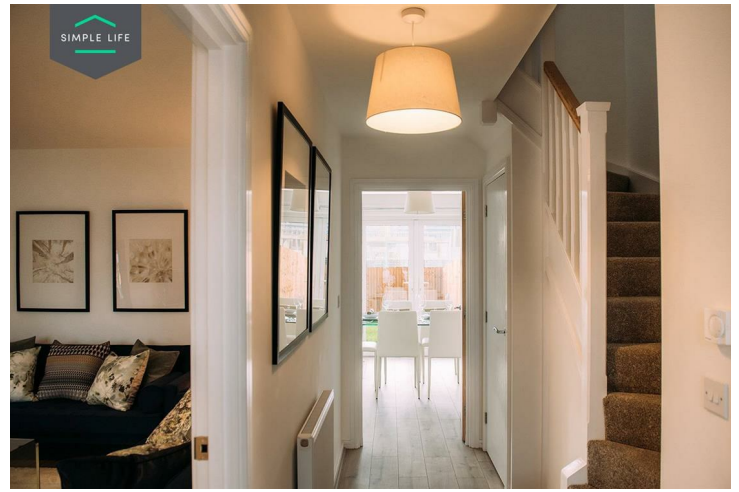
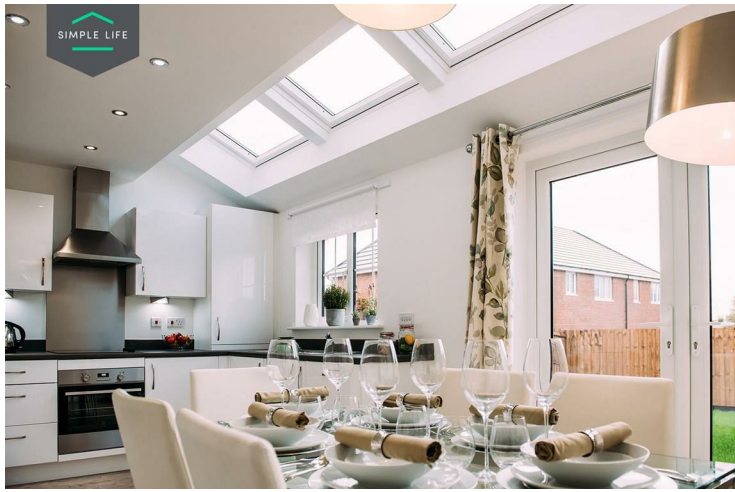
For education, Sutherland Grange is spoilt for choice with 26 Good or Outstanding schools within less than 5km from the development, and a Good rated nursery right next door.

This development of 123 properties is enhanced by public open space to the south of the site, as well as additional landscaping and sports pitches at the north, making it a wonderful new community to call home.

Visit the site using postcode TF2 7JR, along Gibbons Road.

Deposit: £1370  
Holding deposit: £270  
Unfurnished  
Council tax: C





## Key Features

- Private driveway
- Fitted wardrobes to master bedroom
- Fridge freezer
- Oven and hob
- Dark ash style worktops
- Security alarm system
- Dishwasher
- Washing/drying machine
- Light wash wood effect flooring
- Modern, white kitchen units

## Location

