



23 Talbot Road, Trench - TF2 7LD

£210,000 Freehold

Spacious, detached bungalow, which has been fully-renovated to a high standard throughout and includes a brand-new kitchen.

Council Tax band: A EPC Rating: C





*****NO CHAIN*****

*****PERFECT FOR RETIREES*****

A rare opportunity has arisen to acquire a generously proportioned and FULLY RENOVATED detached, two-bedroom bungalow, nestled conveniently in the Wrockwardine Wood area of Telford. The property would be a great consideration for a range of buyers, such as retirees, singles and couples.

There is a range of amenities within walking distance (in the neighbouring suburb of Trench) and the A442 is just minutes away, for fast access to Telford town centre, as is the A518 and M54. Public transport links are also good, with regular busses and train stations in the market town of Oakengates (less than 2 miles away) and Telford.

The property stands back from the road behind a low-maintenance, gravelled frontage - offering off-road parking - and is approached via a footpath. Accommodation is light, bright and airy and has been refurbished to a high standard throughout, including re-decoration, new flooring and a BRAND-NEW contemporary kitchen, with fitted oven, hob and extractor and stylish grey units. The wet room comprises a shower, basin and WC and includes grab-rails for the elderly and infirm, although these could obviously be removed if not needed. There are TWO spacious bedrooms - a double and a single - as well as a dual aspect lounge/dining room overlooking the back garden.

The garden is a generous size and laid mostly to lawn.

An immaculate home and a stress-free option, in a quiet yet well-connected location. Early viewings are strongly advised.



Entrance Hallway

Lounge/Dining Room

14' 4" x 12' 4" (4.36m x 3.77m)

Kitchen

10' 0" x 9' 5" (3.04m x 2.87m)

Bedroom One

12' 4" x 10' 11" (3.77m x 3.32m)

Bedroom Two

10' 0" x 8' 0" (3.04m x 2.45m)

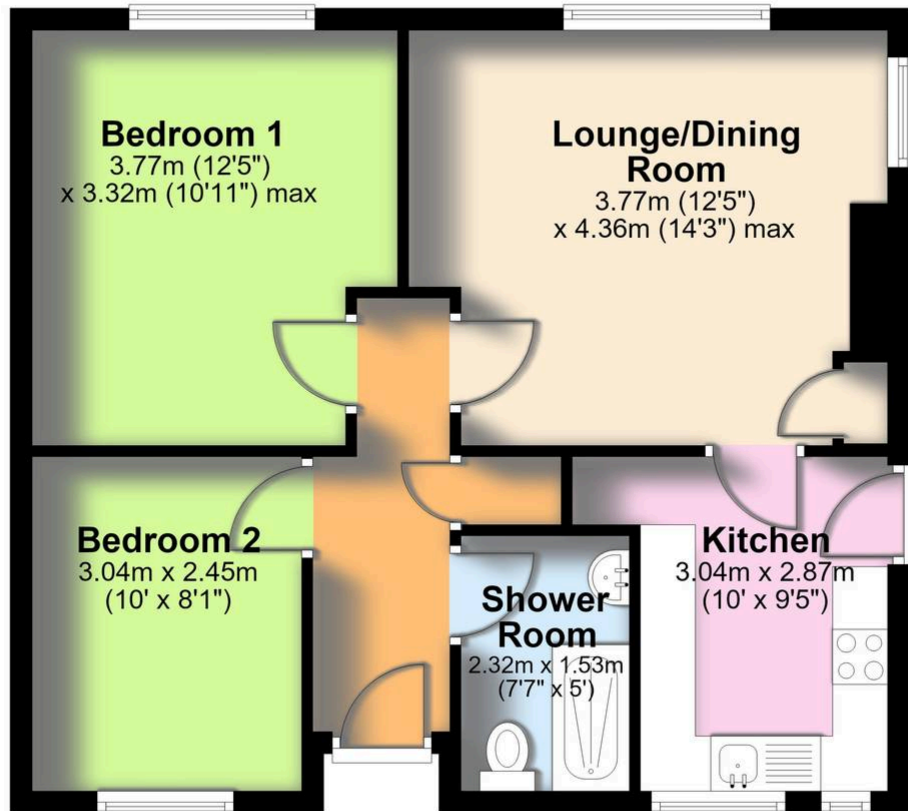
Shower Room

7' 7" x 5' 0" (2.32m x 1.53m)



Ground Floor

Approx. 53.0 sq. metres (570.5 sq. feet)



Total area: approx. 53.0 sq. metres (570.5 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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