



SIMPLE LIFE



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Trinity Close, Telford, TF2

£1,060 Per Month

****EVENING AND WEEKEND VIEWINGS AVAILABLE****

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 Irwell is a stunning home built with you in mind. Entering through the front door you are welcomed by an attractive kitchen with a range of contemporary fitted units and modern integrated appliances.

Heading through the hallway will take you into a spacious living/dining area which is finished with beautiful wooden flooring and French windows which open out onto your private rear garden. The lower floor also benefits from a storage cupboard and WC.

Upstairs you will find two spacious double rooms, the master bedroom including a fitted, mirrored wardrobe, whilst the second bedroom benefits from having built in storage space. There is also a main bathroom equipped with a bath and shower.

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: £1220
Holding deposit: £240
Unfurnished
Council tax: B





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

