



Helping *you* move



61 Preston Grove, Trench

A tastefully presented, spacious three Bedroom Semi-Detached House on a generous corner plot position in this popular neighbourhood and being convenient for a range of local amenities and education facilities.

Offers in the Region of

£175,000

61 Preston Grove, Trench, Telford, TF2 7DE.

Overview

- Semi-Detached House
- Lounge
- Dining Kitchen
- Ground Floor Shower Room
- Separate Toilet
- Three Bedrooms
- Gardens to front & rear
- Double Glazing
- Gas Central Heating
- Driveway Parking
- EPC D. Council Tax B.



Location

Situated in the established residential locality of Trench being served by a range of shops and education facilities. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

Positioned on a generous corner plot, this tastefully presented Semi-Detached House is entered through an open recessed porch with door leading to the small reception Hall with stairs to the first floor and folding door into the Lounge. The lounge has a window overlooking the front garden, fireplace with gas fire and further folding door to the rear Hall with access to the generous under stairs storage cupboard and door to outside. There is a Shower Room with white shower cubicle and sink set into a vanity unit. There is a separate toilet.



The Dining Kitchen overlooks the rear garden and has a range of drawers, base and wall mounted units with complementary working surfaces, space for a freestanding cooker, upright fridge/freezer, tumble dryer and washing machine, further pantry style cupboard. Stairs ascend to the first floor Landing with access off into the Bedrooms - Bedroom One overlooks the front and has built-in storage over the stair head; Bedrooms Two and Three both overlook the rear garden.

Externally, the property is approached over a paved pathway with lawned garden to either side, with adjacent gravelled area suitable for additional parking and then a tandem driveway. A gate provides access into the rear garden with hardstanding area suitable for a shed and bin storage; paved patio and pathway with lawned garden to either side and barked play area to the bottom of the garden.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band B

SERVICES

We are advised that mains water, drainage and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Trench Lock Interchange proceed into Trench Road and take the second left into Preston Grove, the property will be found on the left hand side as you approach the corner.

METHOD OF SALE

For Sale by Private Treaty.

WE33023.130423

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



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All measurements quoted are approximate:

LOUNGE 13' 9" x 12' 7" (4.19m x 3.84m)

DINING KITCHEN 12' 9" x 9' 8" (3.89m x 2.95m)

CLOAKROOM 2' 9" x 4' 0" (0.84m x 1.22m)

SHOWER ROOM 4' 9" x 4' 7" (1.45m x 1.4m) plus door recess

BEDROOM ONE 13' 0" x 11' 3" (3.96m x 3.43m)

BEDROOM TWO 13' 3" x 7' 6" (4.04m x 2.29m) plus door recess

BEDROOM THREE 9' 6" x 7' 7" (2.9m x 2.31m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.