



Helping *you* move



18 Garden Close, Trench

Positioned at the head of the cul-de-sac in a good corner plot position, this Three Bedroom Semi-Detached House offers deceptively spacious accommodation and is convenient for local shops and schools.

Offers in the Region of

£190,000

18 Garden Close, Trench, Telford, TF2 6QB.

Overview

- Semi-Detached House
- Corner Plot Position
- Lounge / Diner
- Kitchen
- Toilet, Lean-To
- Three Bedrooms
- Shower Room
- Double Glazing, Gas CH
- Detached Garage, Driveway
- Generous Gardens
- No Upward Chain
- EPC D. Council Tax B.



Location

Situated at the head of the cul-de-sac with views to the rear over Telford Priory School, located in the established residential area 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

Offered for sale with no upward chain, this semi-detached house presents deceptively spacious accommodation throughout and is an ideal updating project. Entering through the enclosed Entrance Porch with windows (single glazed) and door into the generous Entrance hall with toilet off. The Lounge / Diner has a dual aspect, front and rear, with door providing access to the patio. Located to the rear is the Kitchen with range of base units, sink unit, wall mounted boiler and space for a free standing cooker; a door provides access into the Lean-To with windows (single glazed) looking over the side garden and double glazed French doors opening into the garden.



Stairs ascend to the first floor Landing with airing cupboard and window to side. Bedroom One is on the front with a useful built-in wardrobe; Bedroom Two overlooks the rear garden with views beyond into the school grounds, useful built-in wardrobe; Bedroom Three has a window to side and door into eaves space. The Shower Room has a three piece suite. The property has gas central heating and majority double glazing.

Externally, the property is approached over a generous driveway to the Detached Garage; gravelled fore garden and further gravelled garden to the side with inset shrub borders which open out to the rear garden area being predominantly laid to lawn with further established borders.



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, gas 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 / A442 proceed towards Telford and come off at Wombridge Interchange to the roundabout and turn left onto Wrockwardine Wood Way. At the traffic lights turn left into Wombridge Road and then first right into Garden Close where the property will be found in the top right hand corner.

METHOD OF SALE

For Sale by Private Treaty.

WE32822.120523

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.



All measurements quoted are approximate:

LOUNGE / DINER 22' 6" x 11' 8" (6.86m x 3.56m)

TOILET 5' 5" x 2' 8" (1.65m x 0.81m)

KITCHEN 8' 7" x 7' 8" (2.62m x 2.34m)

LEAN-TO 9' 8" x 7' 4" (2.95m x 2.24m)

BEDROOM ONE 11' 9" x 11' 2" (3.58m x 3.4m)

BEDROOM TWO 11' 9" x 9' 6" (3.58m x 2.9m)

BEDROOM THREE 8' 0" x 7' 8" (2.44m x 2.34m)

SHOWER ROOM 7' 8" x 5' 5" (2.34m x 1.65m)

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.