



Helping *you* move



3 Tudor Meadow, Trench, TF2 6NT

Considered an ideal purchase for first time buyers, investors, or those looking to downsize, a well presented two bedroom semi detached house situated on a cul de sac.

Offers in excess of
£170,000

3 Tudor Meadow, Trench, Telford, TF2 6NT

Overview

- Semi Detached House
- Two Bedrooms
- Lounge
- Kitchen
- Bathroom
- Driveway
- Garden
- Freehold
- EPC C
- Council Tax Band B



Location

Situated in a cul de sac, 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

Considered an ideal purchase for first time buyers, investors, or those looking to downsize, a well presented two bedroom semi detached house situated on a cul de sac. The accommodation comprises lounge with a bow window to the front. The kitchen is to the rear of the property, comprising a range of base and wall units, electric hob and oven. The stairs from the lounge ascend to the first floor where there are two bedrooms and a shower room that has been refitted with a shower, WC, and wash hand basin.

Externally there is a driveway to the side of the property. To the rear there is a neatly kept garden laid to lawn with raised decking with slate area to the side, shrubs and borders

The property benefits from gas central heating and double glazed windows.



Your **Local** Property Experts
01952 221 200



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

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 off the A442 Queensway turn right into Trench Road and take the first turning right on to Tudor Meadow, where the property can be found on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

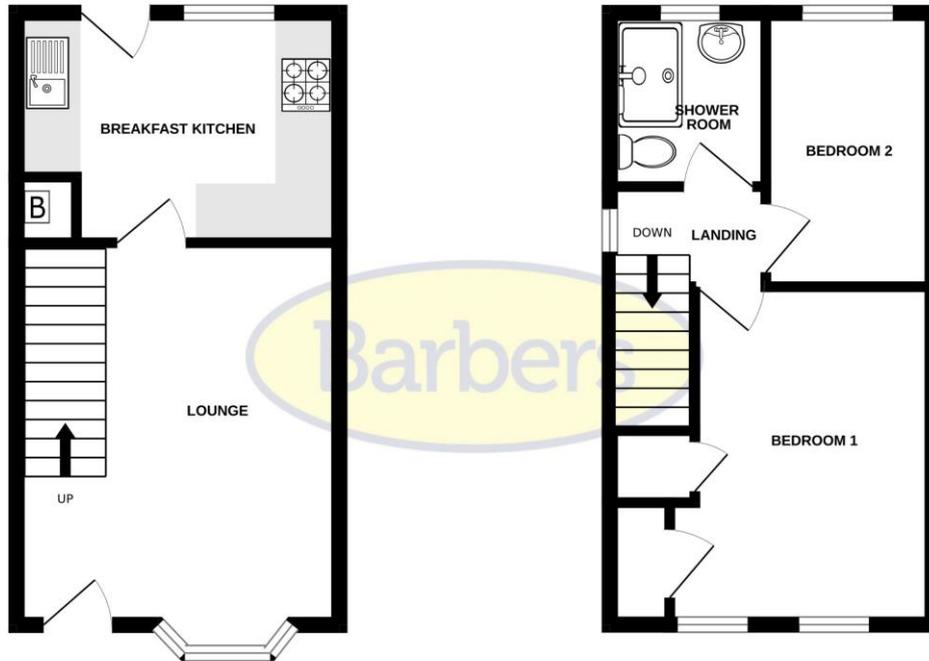
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AML REGULATIONS

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.

GROUND FLOOR
263 sq.ft. (24.4 sq.m.) approx.

1ST FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 sq.m.) approx.
Made with Metropix ©2023



All measurements quoted are approximate:

LOUNGE/DINER 11' 9" x 14' 0" (3.58m x 4.27m)

BREAKFAST KITCHEN 11' 9" x 8' 5" (3.58m x 2.57m)

BEDROOM ONE 12' 5" x 8' 8" (3.78m x 2.64m)

BEDROOM TWO 10' 2" x 6' 1" (3.1m x 1.85m)

SHOWER ROOM 6' 3" x 5' 5" (1.91m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available by request

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 221200

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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.