



Helping *you* move



11 Garden Close, Trench

Offered for Sale with no upward chain, this semi-detached Bungalow offers extended accommodation comprising Lounge, Kitchen, Two Bedrooms and a Shower Room. Conveniently located for a range of neighbourhood amenities.

Offers in the Region of

£200,000

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

Overview

- Semi-Detached Bungalow
- Extended accommodation
- No Upward Chain
- Lounge
- Kitchen
- Two Bedrooms
- Shower Room
- Gardens
- Solid Fuel Heating
- Workshop / Garaging
- No Upward Chain
- EPC E 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.

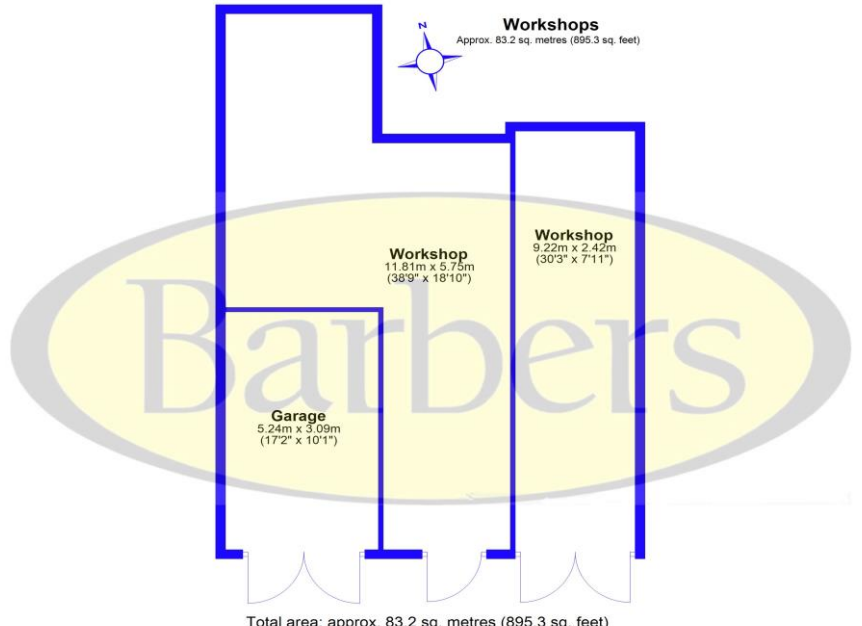
Brief Description

This Semi-Detached Bungalow, offered for sale with no upward chain, is entered at the side into a Hallway. The Lounge overlooks the front and has a brick built fireplace with hearth and mantle; the Kitchen has been extended and provides a range of base and wall mounted units, drawers and complementary working surfaces, window to the rear, window and door to the side.



Bedroom One, has also been extended and has a range of fitted wardrobes and window to rear; Bedroom Two overlooks the front and also offers a range of built-in wardrobes. The Shower Room has a white three piece suite.

Externally, the property is approached over a long driveway which leads along the side of the property and into the garden at the rear. The front garden is laid to lawn with low walling to the front and side; the rear garden is hard landscaped for ease of maintenance with a very large raised feature pond; excellent sized Detached Garage Workshop building.



Total area: approx. 83.2 sq. metres (895.3 sq. feet)
This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software
Plan produced using PlanUp.

Workshops, 11 Garden Close, Trench, Telford



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 / A442 proceed towards the south 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.

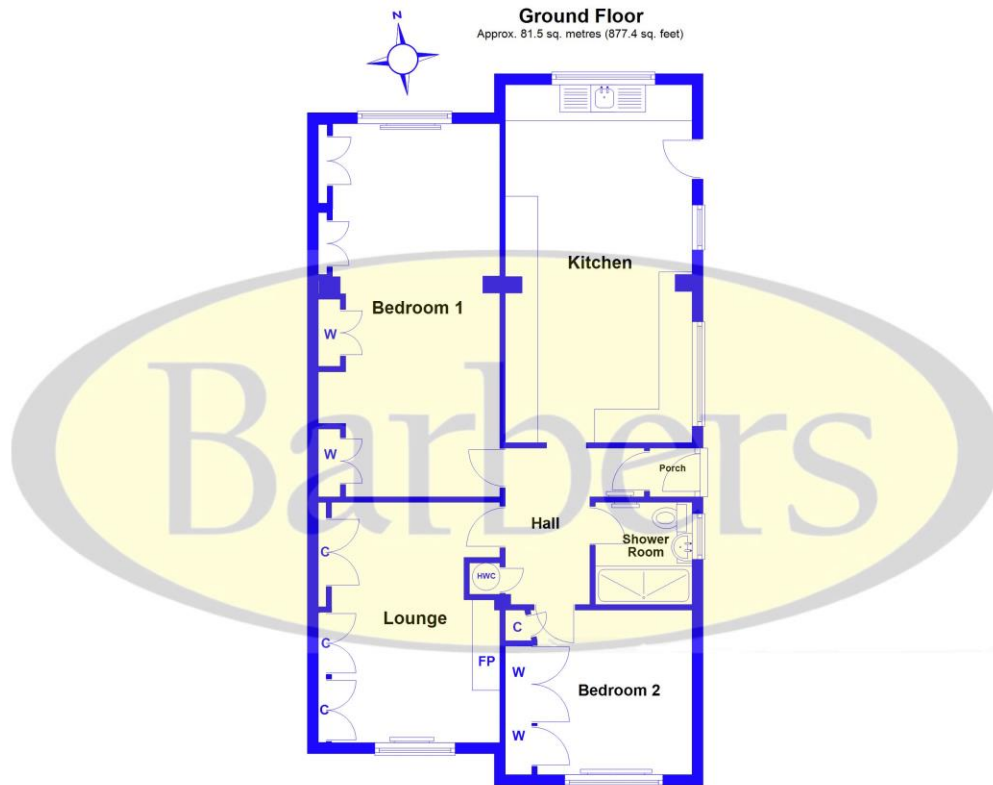
METHOD OF SALE

For Sale by Private Treaty.

WE33398.051023

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.



Total area: approx. 81.5 sq. metres (877.4 sq. feet)

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All measurements quoted are approximate:

KITCHEN 21' 5" x 10' 10" (6.53m x 3.3m)

LOUNGE 14' 5" x 11' 2" (4.39m x 3.4m)

BEDROOM ONE 22' 4" x 10' 10" (6.81m x 3.3m)

BEDROOM TWO 9' 10" x 9' 3" (3m x 2.82m)

SHOWER ROOM 5' 9" x 5' 9" (1.75m x 1.75m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	50	
(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

1 Church Street, Wellington, Telford, TF1 1DD

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Email: wellington@barbers-online.co.uk



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.