



Helping *you* move



## 2 Stanmore Drive, Trench

Offered for Sale with no upward chain, this semi-detached house offers extended accommodation comprising three bedrooms, lounge, dining kitchen, sun room and store/craft room. Conveniently located for a range of neighbourhood shops, schools and amenities.

Offers Over  
**£230,300**



# 2 Stanmore Drive, Trench, Telford, TF2 7DF

## Overview

- No Upward Chain
- Semi-Detached House
- Extended accommodation
- Lounge, Sun Room
- Dining Kitchen, Store/Craft Room
- Ground Floor Cloakroom/WC
- Three Bedrooms
- Family Bathroom
- Low Maintenance Garden
- Gas Central Heating, uPVC DG
- Large Storage Shed/Workshop
- Freehold, 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

This semi-detached house, offered for sale with no upward chain, is entered from underneath an attractive open storm porch. Off the through hallway is the full depth lounge, situated to the left, with dual aspect to both front and side. To the rear of the hallway is the refitted cloakroom/WC and to the right is the full depth dining kitchen, which has been fitted with a modern range of white gloss fronted units of base and wall mounted units, contrasting work surfaces and complementary tiling. With an integrated hob and fan assisted oven, there is also space and plumbing provision for a washing machine and dishwasher, and space for freestanding fridge freezer. Through the kitchen is the sun room, currently used as additional dining space, with the useful store/craft room located to the end of the property. All white goods are available by separate negotiation.

To the first floor, the principle bedroom is full depth and spacious, with plenty of room for



wardrobes etc. Bedroom two is also a good sized double with the third bedroom providing space for a single bed with wardrobe space etc. The bathroom is fitted with a modern three piece suite, having thermostatic shower over the bath.

With the property being decorated in contemporary colours/patterns throughout, it is a property which you could move straight into.

Externally, the home has a generous driveway, providing parking for several vehicles. To the left hand side of the property, double wooden gates open to a secluded area with large storage shed/workshop. The main part of the garden is to the front of the home, being laid to low maintenance, with areas of decking, ornamental gravel and paviours, to enjoy sunshine throughout the day. A further garden shed provides additional storage.



#### 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 (currently £1,481.49 for the year 2023/24)

#### SERVICES

We are advised that mains water, drainage and electricity are available. Heating is via a gas fired central heating system. 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Trench Lock Interchange, take the Trench Road exit, signposted Trench. Continue along this road for approximately 1 mile, continuing over the roundabout at the junction with Wombridge Road. At the next mini-roundabout, just before the row of shops, take the left hand turn into Stanmore Drive, where the property can be found on the left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE34405.231023

#### 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  
555 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.  
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All measurements quoted are approximate:

**LOUNGE** 14' 8" x 10' 7" (11'5" max) (4.47m x 3.23m)

**KITCHEN** 14' 8" x 8' 8" (4.47m x 2.64m)

**CLOAKS/WC** 5' 4" x 3' 6" (1.63m x 1.07m)

**SUN ROOM** 12' 2" x 7' 6" (3.71m x 2.29m)

**STORE / CRAFT ROOM** 13' 0" x 7' 3" (3.96m x 2.21m)

**PRINCIPLE BEDROOM** 14' 9" x 9' 0" (11'4" max) (4.5m x 2.74m)

**BEDROOM TWO** 9' 5" x 9' 1" (2.87m x 2.77m)

**BEDROOM THREE** 8' 0" x 6' 9" including stair bulkhead (5'0" max floor width) (2.44m x 2.06m)

**BATHROOM** 9' 5" x 5' 4" (2'5" min) (2.87m x 1.63m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon 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 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto: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.