



Helping *you* move



6 Mill Terrace, Church Road, Trench

Offered for sale with No Upward Chain, this Two Bedroom Semi-Detached house provides smartly presented accommodation throughout and is conveniently placed for a range of local neighbourhood amenities.

Offers in the Region of

£169,000

6 Mill Terrace, Church Road, Trench, Telford, TF2 7HX.

Overview

- Semi-Detached House
- No Upward Chain
- Tastefully presented throughout
- Lounge / Diner
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Rear Garden
- Low maintenance frontage
- Gas CH, Double Glazing
- EPC C, Council Tax A



Location

Situated in the established residential locality of Trench being served by a range of shops, leisure amenities 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 provides tastefully presented accommodation throughout, having been completely redecorated in neutral tones and has new carpets and flooring. Offered for sale with no upward chain, this is an ideal purchase for first time buyers to bring their own individual style to.

The Entrance Hall has stairs to the first floor landing and doors off to the Lounge and Kitchen. The Lounge / Diner is located to the rear of the property with two windows overlooking the garden, a door leads into the Kitchen which provides a range of base and wall units, complementary working surfaces, ample provision and space for appliances, freestanding gas cooker, windows to the front and door providing external side access.



Stairs ascend to the first floor Landing which has a window to the front and access to loft space. There are Two Bedrooms, both enjoying built-in storage and both looking over the rear garden. The Bathroom has a white three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the frontage is finished with attractive imprinted concrete with a gate to the side leading into the rear garden - this is predominantly laid to lawn with a patio area and two useful brick built sheds.

AGENTS NOTE

We are advised that there was slight damage occurred by clay shrinkage subsidence and that work has been satisfactorily undertaken to repair this - certificate is available on request.



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 A

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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

Proceeding from Trench Lock Interchange along the A442 Queensway in a southerly direction towards Telford. Come off at the first exit at Wombridge Interchange and turn left onto Wrockwardine Wood Way. At the second set of traffic lights turn left into New Road which runs into Church Road and follow this along for approximately 1/3 mile - the property will be found on your left hand side, a short way before the turning for Pickering Road.

METHOD OF SALE

For Sale by Private Treaty.

WE36759.201224

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR



1ST FLOOR



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All measurements quoted are approximate:

LOUNGE / DINER 20' 0" x 9' 5" (6.1m x 2.87m)

KITCHEN 10' 5" x 7' 4" (3.18m x 2.24m)

BEDROOM ONE 14' 0" x 8' 6" (4.27m x 2.59m)

BEDROOM TWO 10' 6" x 8' 6" (3.2m x 2.59m)
min. excluding wardrobes

BATHROOM 6' 4" x 5' 5" (1.93m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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.