



Helping *you* move



28 Pool Road, Trench

A nicely presented Three Bedroom Semi-Detached House ideal for a young family or first time buyers, conveniently located for a range of shopping and leisure amenities and education facilities.

Offers in the Region of

£216,000

28 Pool Road, Trench, Telford, TF2 6RL

Overview

- Semi-Detached House
- Well presented throughout
- Lounge, Dining Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Garage and Driveway Parking
- Front & Rear Garden
- Gas Central Heating
- Double Glazing
- EPC B, 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 nicely presented Semi Detached House is entered through an entrance door with matching side panels into the Entrance Hall - having stairs to the first floor and doors off to the Kitchen and Lounge. The Lounge has a large picture window to the front, attractive gas fire and door through to the Dining Room which has French doors and side panels looking out to the rear garden. A door leads into the Kitchen which has a range of drawers, base and wall mounted units, complementary working surfaces, integrated eye level oven and five ring gas hob.



Stairs, with useful storage cupboard beneath, ascend to the first floor Landing with window to side and access to loft space. Bedroom One overlooks the front with far reaching views over the roof tops to the Wrekin. Bedroom Two is on the rear and Bedroom Three is also on the front with a useful over-stairs wardrobe. The Bathroom has a white three piece suite with window to rear and boiler / airing cupboard. The accommodation benefits from gas central heating and upvc double glazing.

Externally, the property has a block paved driveway with adjacent lawned garden. The garage has double doors to the front and service door into the Kitchen. Attached to the Garage is a shed with access into the rear garden. To the rear is a patio area with lawned garden and 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

The property is of timber framed construction. There are leased solar panels through a Shade Greener. 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 proceed onto Trench Road and at the mini roundabout turn right into Wombridge Road. Follow this road up the hill and take your second right turn into Teagues Crescent, right into Pool Road and the property will be found on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE34110.211123

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
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.
Made with Metropix ©2023

All measurements quoted are approximate:

LOUNGE 12' 6" x 11' 7" (3.81m x 3.53m)

DINING ROOM 10' 0" x 8' 7" (3.05m x 2.62m)

KITCHEN 10' 2" x 8' 7" (3.1m x 2.62m)

BEDROOM ONE 11' 3" x 10' 0" (3.43m x 3.05m)

BEDROOM TWO 10' 0" x 9' 9" (3.05m x 2.97m)

BEDROOM THREE 7' 9" x 7' 9" (2.36m x 2.36m)

BATHROOM 7' 9" x 6' 6" (2.36m x 1.98m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	63	95
(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

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.