



Helping *you* move



135 Teagues Crescent, Trench

This Three Bedroom Semi-Detached House offers neatly maintained accommodation with beautiful views to the rear over Trench Pool and is conveniently located for the Primary School and local shopping amenities.

Offers Over
£225,000

135 Teagues Crescent, Trench, Telford, TF2 6RE.

Overview

- Semi-Detached House
- Lounge
- Kitchen / Diner
- Conservatory
- Utility Room
- Bathroom
- Three Bedrooms
- Garage & Driveway Parking
- Gas CH, Double Glazing
- Rear Garden
- Rear views over Trench Pool
- EPC D, Council Tax B



Location

Situated in the established residential locality of Trench, overlooking Trench Pool to the rear and 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 neatly presented Semi-Detached House has accommodation briefly affording an enclosed Entrance Porch with doors opening into the Lounge having an Inglenook style fireplace, window to the front, stairs to the first floor and door opening into the attractive Kitchen / Diner - to the Kitchen area is an attractive range of drawers, base and wall mounted units with complementary working surfaces, inset sink unit, oven, hob and extractor over, space and provision for washing machine, open access into the under stairs storage area; French doors provide access into the Conservatory which offers delightful views over the rear garden and to Trench pool beyond. A door provides access into the Utility Room with a range of base and wall mounted units, sink unit and provision for appliances; doors to the rear garden and garage.



Stairs ascend to the first floor Landing with access to the loft space and window to side. There are three Bedrooms, two overlook the front and one is found to the rear. The Bathroom has a modern white suite including vanity units and corner bath with shower over. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a tarmac driveway which provides parking space and leads to the garage. The rear garden is laid to lawn, large decked patio area and fencing to the boundaries. A gate provides access to the beautiful walks surrounding Trench Pool.



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, 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 Junction 6 off the M54 proceed towards Ketley Brook roundabout, take the 2nd exit onto Whitchurch Drive, at the roundabout take the 1st exit onto Haybridge Road, merging onto Castle Street, at Trench Lock proceed straight over onto Trench Road, at the roundabout take the 2nd exit onto Wombridge Road, then take the 2nd turn on the right onto Teagues Crescent. Follow the road around and take the fourth turning on the right - the property will be found at the head of the cul-de-sac.

METHOD OF SALE

For Sale by Private Treaty.

WE33729.240723

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.



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All measurements quoted are approximate:

PORCH 5' 10" x 3' 8" (1.78m x 1.12m)

LOUNGE 16' 2" x 15' 4" (4.93m x 4.67m) max. measurements

KITCHEN / DINER 16' 3" x 9' 0" (4.95m x 2.74m) max.

CONSERVATORY 8' 7" x 7' 8" (2.62m x 2.34m)

UTILITY ROOM 9' 6" x 7' 2" (2.9m x 2.18m)

BEDROOM ONE 11' 7" x 9' 0" (3.53m x 2.74m)

BEDROOM TWO 11' 4" x 7' 3" (3.45m x 2.21m) min.

BEDROOM THREE 8' 3" x 6' 8" (2.51m x 2.03m)

BATHROOM 8' 5" x 5' 4" (2.57m x 1.63m)

GARAGE 15' 7" x 7' 4" (4.75m x 2.24m)

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

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.