



Helping *you* move



218 Teagues Crescent, Trench

An exceptionally well presented semi-detached house with three double bedrooms, ground floor cloakroom/WC and generous off road parking area. Conveniently located for a range of local shops and neighbourhood amenities.

Offers in the Region of

£235,000

218 Teagues Crescent, Trench, Telford, TF2 6RA

Overview

- Semi-Detached House
- L-Shaped Lounge / Diner
- Modern Fitted Kitchen
- Ground Floor Cloakroom/WC
- Three Double Bedrooms
- Bathroom
- Driveway Parking for Several Vehicles
- Generous Rear Garden
- Gas Central Heating
- uPVC Double Glazing
- Freehold. EPC TBC. 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 extremely well presented semi-detached house has provided a much loved family home for many years. The front door opens into the hallway, a good sized space with cloakroom/WC off to the right and stairs to the first floor. To the left hand side is the modern fitted kitchen, having a range of contemporary pale grey units of cupboards and drawers with built in mid-level fan assisted double oven with microwave over and five ring gas hob. There is space and plumbing provision for a washing machine and space for an upright fridge freezer. Useful understairs storage cupboard. The rear aspect L-shaped lounge/diner is well proportioned, with a generous lounge area having a feature fireplace housing an electric fire. The dining area has plenty of room for a family dining table and the room benefits from French style patio doors, opening to the garden.



Turned stairs ascend from the hallway to the first floor Landing with side aspect window. There are three double bedrooms, two being rear aspect and one to the front. Bedroom one has a built-in storage cupboard. The modern bathroom features a white three piece suite with shower over the P-shaped bath. The accommodation benefits from gas central heating and uPVC double glazing.

Externally, the property is approached over a block paved driveway, extending to the side to provide a low maintenance frontage with plenty of parking space. A gate provides access into the fully enclosed rear garden which is majority laid to lawn with a full width shaped patio area adjacent to the property and useful timber shed.



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 £1,553.42 for 2024/25)

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

From the A442 at Trench Lock proceed towards Telford Centre and come off at Wombridge Interchange. Take the first left onto Wrockwardine Wood Way and at the traffic lights turn left into Wombridge Road. Take the third left turn into Teagus Crescent where no.218 will be found on your left hand side after a short distance (just past the entrance to Springfield Road on your right).

METHOD OF SALE

For Sale by Private Treaty.

WE36540.300924

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
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 sq.m.) approx.
Made with Metropix ©2024



All measurements quoted are approximate:

L-SHAPED LOUNGE/DINER 19' 2" max (11'1" min) x 16' 9" max (7'9" min) (5.84m x 5.11m)

KITCHEN 11' 8" x 7' 6" (3.56m x 2.29m)

CLOAKROOM/WC 6' 1" x 3' 10" max (3'1" min) (1.85m x 1.17m)

BEDROOM ONE 12' 11" x 9' 11" max (3.94m x 3.02m)

BEDROOM TWO 10' 3" x 9' 11" (3.12m x 3.02m)

BEDROOM THREE 9' 11" x 9' 0" (3.02m x 2.74m)

BATHROOM 6' 9" x 5' 5" (2.06m x 1.65m)

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

AWAITING EPC

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



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.