



Helping *you* move



48 Woodhouse Crescent, Trench

Offered for Sale with NO UPWARD CHAIN, this semi-detached house offers well-proportioned accommodation comprising lounge, dining kitchen, conservatory, three bedrooms and wet room. Conveniently located towards the end of a cul-de-sac, for a range of neighbourhood shops, schools and amenities.

Offers in the region of

£175,000

48 Woodhouse Crescent, Trench, Telford, TF2 7EZ

Overview

- No Upward Chain
- Semi-Detached House
- Front aspect Lounge
- Kitchen/Diner with pantry/store
- Conservatory, Ground Floor WC
- Three Bedrooms
- Wet Room
- Good sized plot
- Gas Central Heating (back boiler in lounge), uPVC DG
- Driveway parking
- Freehold, EPC tbc, Council Tax A



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 collection of shopping and leisure facilities available at Telford Town Centre as well as the mainline train station.

Brief Description

This three bedroomed semi-detached home has been a much loved family home for many years and benefits from uPVC double glazing, recently replaced roof (early 2024) and is having a new gas fired boiler installed in the kitchen pantry mid-January 2025.

The accommodation briefly comprises a front door opening into a hall with stairs to the first floor and access to the right into the front aspect lounge, a generous room with feature fireplace surround and matching built-in wooden shelving to the side of the chimney breast. To the rear of the lounge is the kitchen/diner, fitted with a range of base and wall mounted cupboards and drawers, having plenty of space for a table and chairs. There is a useful pantry/storage cupboard with side access windows, power and light, which extends underneath the stairs. To the rear of the kitchen is the conservatory, a lovely space to enjoy the garden in all weathers. The ground floor WC is accessed from the conservatory, again, with a side aspect window.



Turned stairs from the hallway rise to the first floor landing, off which are all three bedrooms. Bedroom two has a built-in cupboard housing the hot water cylinder, and shares the rear aspect with bedroom three. The main bedroom has a front aspect, with all bedrooms having access to the wet room, fitted with an electric shower, close coupled WC and wash basin set into a vanity unit over the stair bulkhead. This room has dual aspect windows and is fully tiled with a non-slip floor, for ease of maintenance.

Externally, there is off road parking for one vehicle in front of the metal gates, which open to the rear garden where there is an additional parking space leading to the detached sectional garage beyond. The front garden is enclosed by panelled fencing and laid to low maintenance ornamental stone. The rear garden is majority laid to lawn, with an additional sectional storage shed, patio seating space, small pond and an array of mature shrubs, trees and perennials.



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 (currently £1,331.50 for the year 2024/25)

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. 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 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. Continue over the next mini-roundabout, just before the row of shops, then take the right hand turn into Church Road, turning left into Gordon Road (which becomes Woodhouse Crescent), then take the last left hand turn into the cul-de-sac tributary, where the property can be found on the right hand side, towards the end of the road.

METHOD OF SALE

For Sale by Private Treaty.

WE36957.111224

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.



All measurements quoted are approximate:

- LOUNGE** 14' 6" max x 12' 3" max (4.42m x 3.73m)
- KITCHEN/DINER** 14' 6" x 8' 4" (4.42m x 2.54m)
- CONSERVATORY** 9' 3" x 8' 10" (2.82m x 2.69m)
- WC** 4' 4" x 2' 11" (1.32m x 0.89m)
- BEDROOM ONE** 11' 5" x 9' 7" (3.48m x 2.92m)
- BEDROOM TWO** 11' 3" max x 9' 2" max (3.43m x 2.79m)
- BEDROOM THREE** 8' 5" x 8' 0" (2.57m x 2.44m)
- WET ROOM** 6' 3" max x 6' 1" max (1.91m x 1.85m)

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

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

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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.