



Helping *you* move



29 Sunbury Drive, Trench

This well maintained link Detached House provides spacious Three Bedroom accommodation with Garage and driveway parking. Conveniently located for a range of neighbourhood shops and amenities.

Offers in the Region of

£260,000

29 Sunbury Drive, Trench, Telford, Shropshire, TF2 7EA.

Overview

- Link Detached House
- Lounge, Dining Room
- Conservatory
- Utility and Cloakroom
- Fitted Kitchen
- Three Bedrooms
- Bathroom, Jack & Jill Shower Room
- Garage and driveway parking
- Attractive tiered rear garden
- Gas CH, Double Glazing
- EPC D, Council Tax C



Location

Located at the head of a cul-de-sac, tucked away in a corner with a lovely tree lined aspect to the rear and Telford Athletics Stadium beyond. Trench is served by a range of shops, leisure centre 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

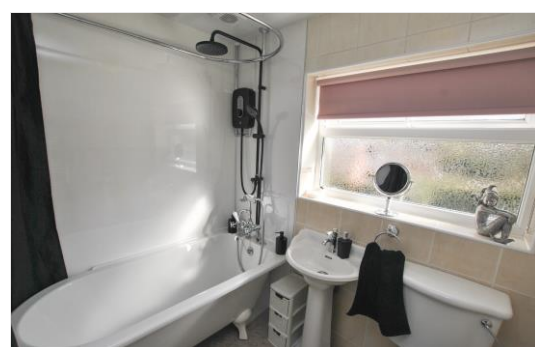
An attractively presented Link Detached House with well maintained and presented accommodation throughout. Entering into the through Entrance Hall with useful under stairs storage cupboard and door off to the right into the Lounge with a large picture window to the front and attractive gas fire and surround, double doors open into the extended Dining Room with a window to the rear, door into the Kitchen and sliding patio doors leading into the Conservatory which offers delightful views over the tiered rear garden.

Off the Dining Room a further door opens into the Utility Room which has wall cupboards and excellent provision for appliances, door to the garage; the Cloakroom has a two piece suite. The modern Kitchen has a good range of drawers, base and wall mounted units with complementary working surfaces, provision for a fridge/freezer and dishwasher, integral oven, hob and extractor over, breakfast bar area and sliding patio doors looking out over the beautiful rear garden.



Stairs ascend to the first floor Landing with window on the side, access to loft space and airing cupboard. Bedroom One is located to the rear and enjoys a tree lined aspect in the distance; Bedrooms Two and Three both look out to the front. A useful feature in between Bedrooms One and Two is the 'Jack & Jill Shower' which is accessed from both rooms. The Bathroom has an attractive three piece white suite with roll top bath. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a driveway which provides parking space and leads to the Garage. Gravelled area to the front side area and a gate leads into the side passageway to the rear garden which really is an attractive feature - laid out in tiers, starting with a decked patio at the top and descending down with steps to a slate and circular slabbed area, stepping stones and pathways weaving through the garden, attractive shrub border and a lawn area at the bottom along with a garden 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 C

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

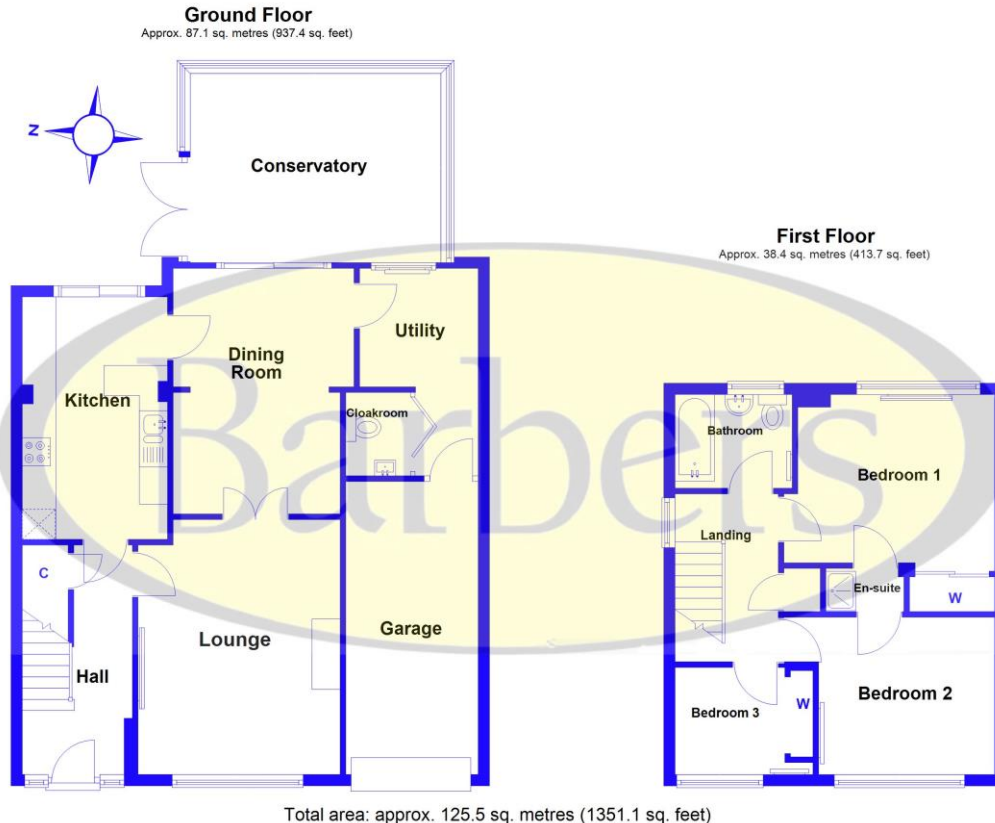
From the Wellington direction, at Trench Lock Interchange turn left into Trench Road. At the mini roundabout turn right into Wombridge Road and then left onto Richmond Avenue. Follow the road along and Sunbury Drive is the second turn on the right - continue to the top of the road and no.29 is tucked away in the left hand corner.

METHOD OF SALE

For Sale by Private Treaty.

WE37547.120325

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.



This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software

29 Sunbury Drive, Trench, Telford

All measurements quoted are approximate:

LOUNGE 14' 9" x 11' 8" (4.5m x 3.56m)

DINING ROOM 14' 8" x 9' 8" (4.47m x 2.95m)

KITCHEN 14' 0" x 8' 4" (4.27m x 2.54m)

CONSERVATORY 15' 3" x 11' 1" (4.65m x 3.38m)

UTILITY ROOM 8' 6" x 6' 9" (2.59m x 2.06m)

CLOAKROOM 4' 2" x 3' 10" (1.27m x 1.17m)

GARAGE 17' 0" x 7' 10" (5.18m x 2.39m)

BEDROOM ONE 11' 4" x 9' 3" (3.45m x 2.82m)

BEDROOM TWO 10' 4" x 9' 3" (3.15m x 2.82m)

BEDROOM THREE 7' 9" x 6' 4" (2.36m x 1.93m)

BATHROOM 6' 8" x 5' 4" (2.03m x 1.63m)

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.