



Helping *you* move



81 Teagues Crescent, Trench,

Situated in a cul de sac, this Semi-Detached House provides three Bedrooms and off road parking with garage. Conveniently located for a range of local shops and neighbourhood amenities.

Offers in the Region of
£200,000

81 Teagues Crescent, Trench, Telford, TF2 6RF

Overview

- Semi Detached House
- Three Bedrooms
- Hall, Lounge, Dining Room
- Refitted Kitchen
- Bathroom
- Garden
- Driveway, Garage
- Gas Central Heating
- EPC D, Council Tax B



Location

Situated in the established residential locality of Trench being served by a range of shops and education facilities, handily placed with Teagues Bridge Primary School to the rear. 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.

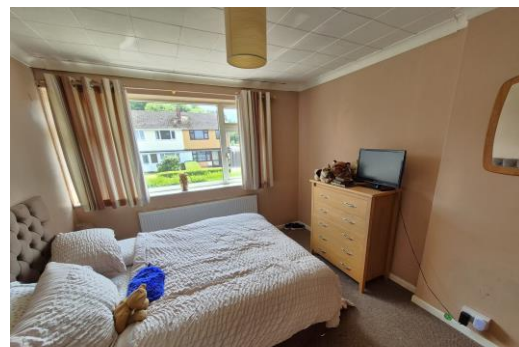
Brief Description

The accommodation is approached via an enclosed entrance porch leading to the entrance hall. To the front of the property is the lounge that has a fireplace. To the rear, a dining room also features a fireplace and opens directly to the rear garden via patio doors. The refitted kitchen offers a range of base and wall units and convenient access to the side of the property. The stairs from the hall ascend to the first floor where there are three bedrooms and a bathroom.



Externally there is a driveway to the front of the property, with access to the garage.

The generous rear garden is a real highlight-an inviting outdoor space. A paved patio just off the dining room provides the perfect setting for entertaining. Beyond, a neatly maintained lawn stretches out, framed by a selection of established shrubs, with ample room for additional seating. The property benefits from gas central heating.



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. 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

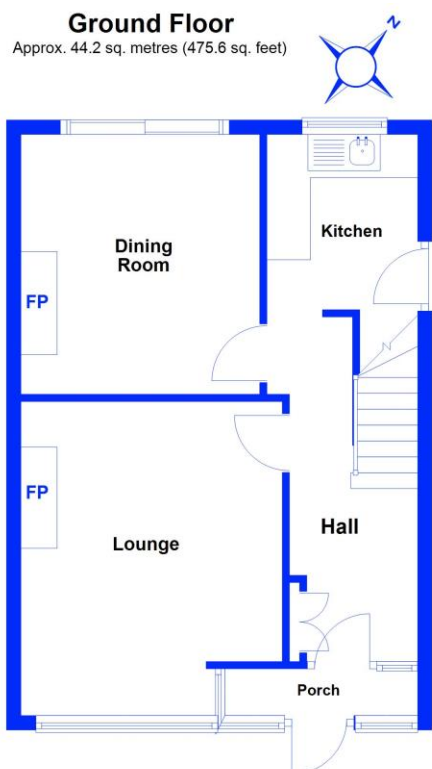
From the A442 at Trench Lock proceed towards Telford Centre and come off at Wombridge Interchange. Take the first left onto Wrockwardine Wood Way and at the traffic lights turn left into Wombridge Road. Take the first left turn into Teagues Crescent, proceed along the road, past the turning for Juniper Drive and the property can be found in a cul de sac on the left hand side, before reaching Teagues Bridge Primary School.

METHOD OF SALE

For Sale by Private Treaty.

WE 38168 170625

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.



Total area: approx. 84.0 sq. metres (904.2 sq. feet)

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

All measurements quoted are approximate:

LOUNGE 11' 10" x 14' 4" (3.61m x 4.37m) max.

DINING ROOM 12' 0" x 10' 11" (3.66m x 3.33m) max.

KITCHEN 6' 10" x 8' 2" (2.08m x 2.49m)

BEDROOM ONE 11' 11" x 10' 11" (3.63m x 3.33m)

BEDROOM TWO 11' 11" x 10' 0" (3.63m x 3.05m)

BEDROOM THREE 8' 2" x 8' 2" (2.49m x 2.49m)

BATHROOM 7' 8" x 6' 11" (2.34m x 2.11m) max.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

Barbers

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.