



Helping *you* move



## 7 Viewlands Drive, Trench

Considered ideal for First Time Buyers, a Three Bedroom Detached House providing spacious accommodation, driveway parking and garage. Convenient for the local range of shops and education facilities.

Offers in the Region of

**£220,000**

# 7 Viewlands Drive, Trench, Telford, TF2 7DL

## Overview

- Link Detached House
- Lounge
- Conservatory
- Kitchen, Dining Area
- Three Bedrooms
- Refitted Bathroom
- Driveway Parking
- Garage & Workshop
- Good Sized Garden
- Gas CH, Double Glazing
- EPC D, Council Tax C



## 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 link detached property offers generous accommodation, making it an ideal choice for first-time buyers or those seeking a family home.

A porch entrance welcomes you into an entrance hall, leading to an open-plan lounge and dining area that offers a warm and inviting space for family living and entertaining.

The kitchen is thoughtfully appointed with a practical range of base units and wall cupboards, featuring a window that looks out over the rear garden. A convenient door connects the kitchen to the garage, which also benefits from a handy WC. Just off the dining area, patio doors open onto a conservatory, inviting natural light and offering a lovely extension to the living space.



Upstairs, there are three bedrooms, accompanied by a refitted bathroom fitted with a white suite including a bath with shower over, wash hand basin, and WC. The rear garden benefits from a paved patio area perfect for outdoor entertaining, along with a good sized lawn.

To the front of the home, a driveway leads to the garage and an adjoining workshop area to the rear. This delightful home blends comfortable living with thoughtful features in a convenient and desirable location.



#### 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](mailto: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. At the next mini-roundabout, just before the row of shops, take the left hand turn into Stanmore Drive and the first right turn in to Viewlands Drive where the property can be found on the right hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE38867.010125

**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:

**LOUNGE**

11' 11" x 12' 1" (3.63m x 3.68m)

**DINING AREA**

8' 6" x 9' 11" (2.59m x 3.02m)

**KITCHEN**

13' 0" x 8' 4" (3.96m x 2.54m)

**CONSERVATORY**

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

**BEDROOM ONE**

12' 3" x 9' 4" (3.73m x 2.84m)

**BEDROOM TWO**

11' 6" x 10' 4" (3.51m x 3.15m)

**BEDROOM THREE**

8' 3" x 8' 7" (2.51m x 2.62m) max.

**BATHROOM**

6' 5" x 6' 5" (1.96m x 1.96m)

**GARAGE**

26' 0" x 9' 1" (7.92m x 2.77m) max.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 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](mailto: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.