



**Estate Agents
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4 Bream Close, Trench, Telford, TF2 6RB
Offers In The Region Of £245,000

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No. 4 Bream Close is a lovely two bedroomed semi-detached bungalow with conservatory addition, off road parking, garage and privately screened rear garden.

The property is located in a well established residential area of Trench and forms part of a pleasant cul-de-sac of semi-detached bungalows. Most local amenities are close by including a small parade of shops anchored by a Co-Op supermarket.

The property in more detail:-

uPVC panelled double glazed entrance door to

Entrance/Through Hall

having radiator, recess spotlights and access hatch to loft. Off is a built-in cupboard.

Lounge

19'6" (max) x 11'0" (5.96 (max) x 3.36)

a well proportioned living room with uPVC framed double glazed box bay window to the front. Radiator. Lovely fireplace surround with decorative tiled back and hearth. Inset coal effect gas fire.

Kitchen

10'0" x 9'2" (3.05 x 2.81)

having a good range of fitted base and wall cupboards finished with wooden fronts, comprising a stainless steel sink unit with cupboard below with recess to the side suitable for a washing machine. Further corner and two double cupboards with worktop to finish. Matching wall cabinets. Recess for gas/electric cooker and fridge freezer. Recess spotlights. uPVC framed double glazed window with outlook to the front. Ceramic tiled floor.

Bedroom One

14'0" x 11'0" (4.28 x 3.36)

a good size bedroom with radiator and multipaned double doors to conservatory.

Bedroom Two / Dining Room

9'9" x 9'2" (2.98 x 2.81)

with radiator. Multipaned door to conservatory.

Conservatory

7'9" x 16'4" (2.37 x 4.98)

extending almost the full width and having brick base walls with uPVC framed double glazed windows above and a translucent

panelled roof. Lovely private outlook to rear garden with access outside via uPVC framed French doors. Power, lighting and radiator.

Bathroom

comprising an enamel surfaced bath with shower head attachment off mixer tap. Wash hand basin. Low level flush W.C. Panelled radiator. uPVC framed patterned double glazed window.

Outside

The bungalow is pleasantly set back from the road by an open largely maintenance free front garden finished to ornamental stone and inset shrubs. Slabbed/stone driveway providing off road parking for at least three cars leads to a concrete sectioned garage (5.43m x 2.84m) with up and over door. Power and lighting.

A particularly attractive feature of the property is the enclosed privately screened rear garden, neatly landscaped to areas of slabbed patio, shaped lawn and shrubbed borders also summerhouse and greenhouse.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band B.

EPC RATING: D (62)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any developments or planning permissions that would have an impact on the property.

COAL FIELDS/MINING: The vendors are not aware of any mining related issues having affected the property. However, Telford is an historic mining area and prospective purchasers are advised to make their own enquiries regarding this issue.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with

metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

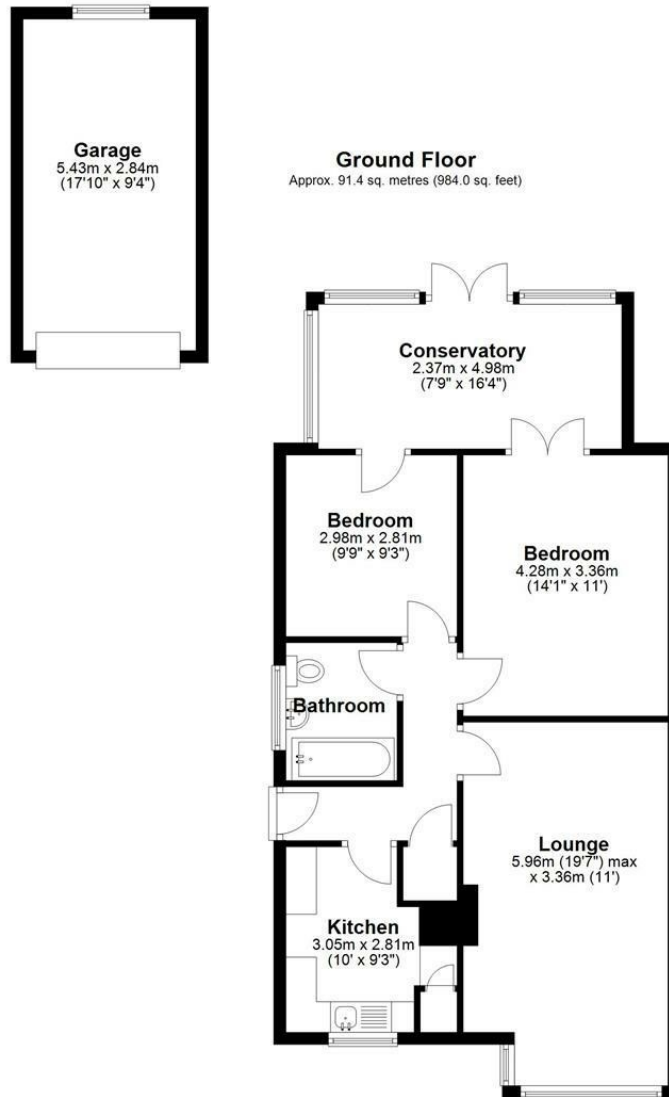
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 91.4 sq. metres (984.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.