



86 Church Road, Donnington Wood, TF2 7PN

Price £279,995

The Old School House offers a unique opportunity to own a property that exudes character and charm. With its prime location in Donnington Wood, residents can enjoy the tranquillity of the countryside while still being within easy reach of Telford's amenities. This cottage is a true gem, waiting for the right owner to appreciate its beauty and potential.

Porch

Entrance porch, with flagstone tiled flooring, external and internal UPVC glazed doors.

Hallway

A welcoming hallway, with the original wooden storage cupboards and stair casing, grey flagstone tiled-flooring, curved staircase, access through to ground-floor living accommodation, radiator and ceiling light fitting.

Lounge

A cosy living area, with a large front facing inset bay window, fitted log burner with an exposed brick feature fireplace, beautifully laid grey flagstones tiles, storage cupboard, radiator, TV point and ceiling light fitting.

Dining Room

With the grey flagstone tiles continuing through to the dining area, a good-sized room with a front facing UPVC double-glazed window, radiator and ceiling light fitting.

Kitchen

Modern, stylish fitted kitchen with pale grey wall and base units topped with marble effect worksurfaces. Integrated dishwasher, Zanussi oven, induction hob and overhead extractor hood with glass panel splashback. Large UPVC rear-facing double-glazed window, vertical wall-mounted radiator and ceiling light fitting. Two pantry/storage spaces.

WC

Featuring a close-coupled toilet, frosted UPVC window and light fitting.

Bathroom



Beautifully decorated bathroom, with contemporary patterned floor tiles, metro-style white walls tiles in the splash zones and complimentary blue painted remaining walls. An elegant claw and ball bathtub with an overhead mixer shower, white pedestal basin and toilet. Heated towel rail, frosted UPVC double-glazed window, light fitting and extractor fan.

Sun Room

Overlooking the rear garden, another sitting room with large UPVC double-glazed windows allowing lots of natural light in. Access to the garden.

Stairs and Landing

Curved staircase with grey carpet continued onto the landing. Loft hatch access to the boarded loft, UPVC double-glazed window and access to all bedrooms.

Bedroom One

Good-sized front elevation double bedroom with UPVC double-glazed window, radiator, high gable ceilings with central light fitting.

Bedroom Two

Good-sized rear elevation double bedroom with UPVC double-glazed window, radiator, high gable ceilings with central light fitting.

Bedroom Three

A versatile room which could be used as a third bedroom, dressing room or home office. High gable ceiling with central light fitting, UPVC double-glazed window and radiator.

Garden



Private rear garden, with a large lawn area edged with established borders. A good-sized patio area with a retractable awning to provide shade over part of it. Outdoor tap, space for a shed and side access to the front of the property.

Garage

Single detached garage, with up and over manual door, electricity supply and plenty of internal storage space.

Driveway

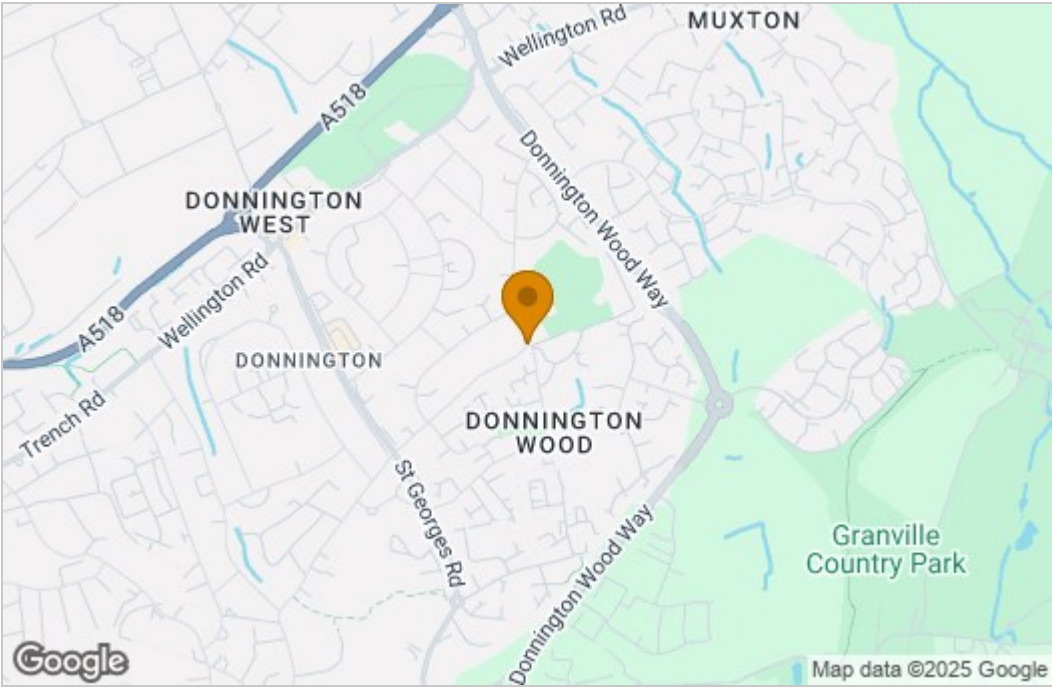
Vast driveway, easily allowing parking for multiple cars. Bin storage space. Double gated entrance approached from a private single road, shared with the two other neighbouring houses.

Floor Plan

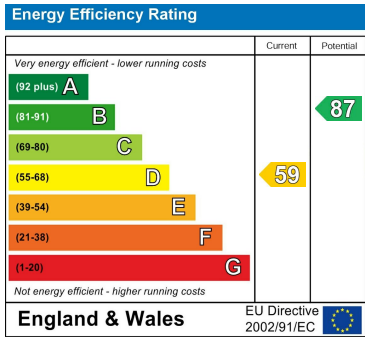


Total area: approx. 108.8 sq. metres (1171.2 sq. feet)

Area Map



Energy Efficiency Graph



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