



Helping *you* move



12 Donnerville Gardens, Admaston

Located in the sought after area of Donnerville Gardens, this detached bungalow is available with NO UPWARD CHAIN. With three double bedrooms (one en-suite), 22' lounge/diner and breakfast kitchen, the bungalow sits on a larger than average plot with double garage and driveway parking.

Offers in the region of

£450,000

12 Donnerville Gardens, Admaston, Telford, TF5 0DE

Overview

- Available with No Upward Chain
- Detached Bungalow
- Lounge Diner with Vaulted Ceiling
- Breakfast Kitchen
- Master En-suite Bedroom
- Two Further Double Bedrooms
- Conservatory, Bathroom
- Walled Gardens, Driveway
- Detached Double Garage
- Gas CH, uPVC Double Glazing
- Freehold
- Council Tax E. EPC D



Location

Situated on the perimeter of Admaston, extremely close to Dothill Nature Reserve and walks along Silkin Way. The property is conveniently placed for a range of primary and secondary education facilities and the neighbourhood amenities of Admaston. Wellington Town is approximately 1 mile distant, and offers a range of independent and chain shops, supermarkets, traditional market and access to junction 7 of the M54 which leads to Telford Centre and the wider West Midlands Conurbation in the east; Shrewsbury is also accessed off junction 7 towards the west.

Brief Description

This spacious detached bungalow is situated off a small tributary of Donnerville Gardens, being one of just four properties. The accommodation is approached through an enclosed entrance porch with door opening into the generous entrance hall which houses two useful storage cupboards, one housing the modern boiler and one the hot water cylinder. Double doors open into the airy lounge / diner, with its feature vaulted ceiling and fireplace with windows to each side of the chimney breast (we understand that the gas fire has been decommissioned). Sliding patio doors open into the conservatory, which provides a space to enjoy the garden throughout the year. Off the lounge / diner is an inner hall which provides access to the two double bedrooms (one of which has direct access into the conservatory) and family bathroom. From the main entrance hall a door leads into the breakfast kitchen, located to the right hand side of the property, which has a range of base and wall mounted wooden fronted units of



cupboards and drawers with contrasting work surfaces and complementary tiling. The kitchen features an integrated under counter fridge, washing machine and fan assisted oven with gas hob over. Off the breakfast area is a further door, giving access to the conservatory. The master bedroom is also found off the main entrance hall, to the left, and benefits from built-in wardrobes having mirrored sliding doors, one of which opens to reveal the fully tiled en-suite shower room adjacent.

Externally, the property is approached over a shared driveway, which leads to the tarmac driveway providing parking space for several vehicles. The detached double garage features an electric up-and-over door, power, light and a courtesy door to the side. Lawned gardens with borders of established shrubs surround the property, with a large proportion of the rear garden being laid to flagged patio entertaining space.



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.

AGENTS NOTES

We are advised that the one of the owners of this home, peacefully passed away in the property. We understand that the owners have a right of access over the driveway into the cul-de-sac tributary.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band E

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 Wellington proceed along Springhill and turn right into Admaston Road and head towards Admaston. After approximately ¾ mile take the third left into Donnerville Gardens - the bungalow will be found on your right hand side, after a short distance.

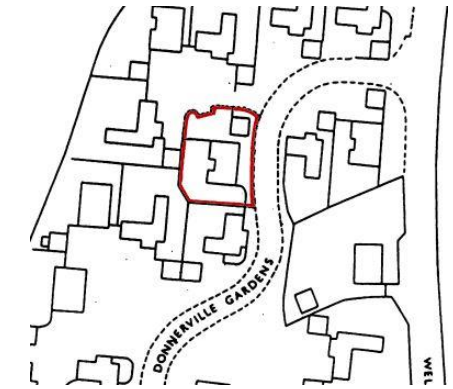
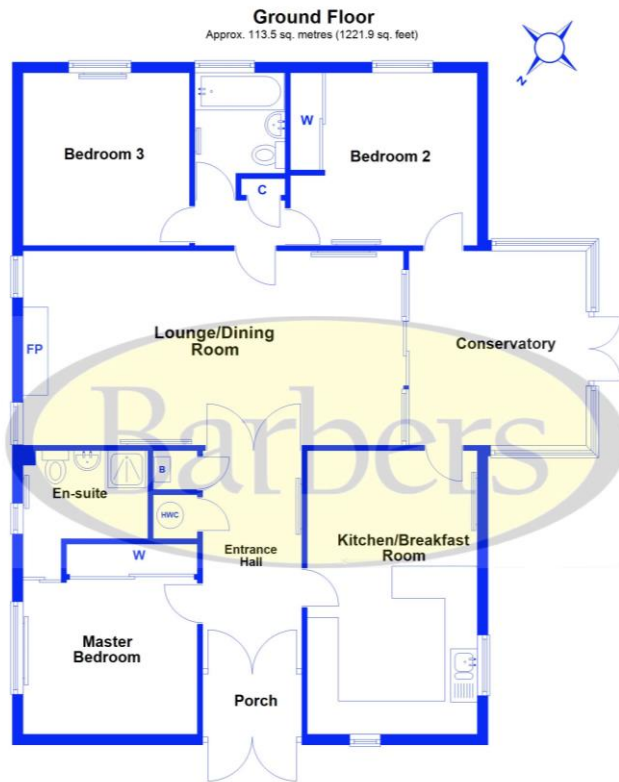
METHOD OF SALE

For Sale by Private Treaty.

WE35197.140324

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Approximate boundary, as shown on the Land Registry Plan. For illustration only.

Total area: approx. 113.5 sq. metres (1221.9 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor 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:

- ENTRANCE HALL** 13' 4" x 6' 2" (4.06m x 1.88m)
- BREAKFAST KITCHEN** 17' 5" x 10' 4" (5.31m x 3.15m)
- LOUNGE/DINER** 22' 6" x 11' 9" (6.86m x 3.58m)
- CONSERVATORY** 10' 8" x 10' 8" (3.25m x 3.25m)
- MASTER BEDROOM** 10' 6" x 9' 3" (3.2m x 2.82m)
- EN-SUITE SHOWER ROOM** 7' 6" x 5' 3" (2.29m x 1.6m)
- BEDROOM TWO** 11' 4" (max) x 10' 6" (3.45m x 3.2m)
- BEDROOM THREE** 10' 6" x 10' 3" (3.2m x 3.12m)
- BATHROOM** 6' 2" x 5' 4" (1.88m x 1.63m)
- DOUBLE GARAGE** 18' 0" x 17' 3" (5.49m x 5.26m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

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

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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.