



Helping *you* move



1 Donnington Way, Donnington

Offered for sale with no upward chain, a Two Bedroom Semi-Detached House with Two Reception Rooms and driveway parking. Conveniently located for a range of neighbourhood amenities and education facilities.

Offers in the Region of

£175,000

1 Donnington Way, Donnington, Telford, TF2 8LE.

Overview

- Semi-Detached House
- No Upward Chain
- Lounge
- Dining Room
- Kitchen, Toilet
- Two Bedrooms
- Bathroom
- Gardens to front & rear
- Parking Space
- Gas CH, Double Glazing
- Estate S/Ch payable
- EPC D, Council Tax A



Location

Situated within the established residential locality of Donnington, on the edge of The Humbers, conveniently placed for Greenfields Farm Shop and Dobbies Garden Centre. Donnington is served by a range of shops, Supermarket, Leisure Centre, Primary and Education facilities within the neighbouring Districts along with Granville Country Park and Riding Stables and The Shropshire Golf Club in Muxton. An excellent road network links the property to all parts of the area including the traditional Town of Newport and the modern shopping and leisure facilities of Telford Town Centre.

Brief Description

Offered for sale with no upward chain and requiring some cosmetic updating, this property would be a fantastic purchase for first time buyers or investors.

Entering into a Reception Lobby with toilet off and door into the inner Hall where you will find stairs to the first floor. The Lounge is situated to the front while to the rear is the Dining Room with door to the useful under stairs storage cupboard. The Kitchen, located to the rear, provides a range of base and wall mounted units, window to the side and provision for appliances.

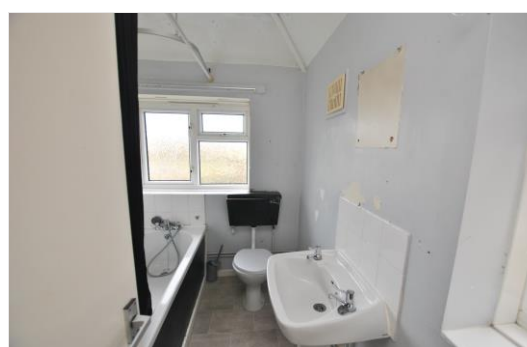


Stairs ascend to the first floor Landing with useful storage cupboard. Bedroom One overlooks the front and Bedroom Two overlooks the rear, they both have useful built-in wardrobes. There are far reaching views at the rear over the surrounding countryside over to Lilleshall Hill in the distance. The accommodation does benefit from gas central heating and double glazing.

Externally, there are lawned gardens to the front and rear. Driveway parking to the front.

NOTE

We are advised there is a Management Charge which is approximately £445 per annum payable to Preim Ltd. This is towards the upkeep of the surrounding area.



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 A

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

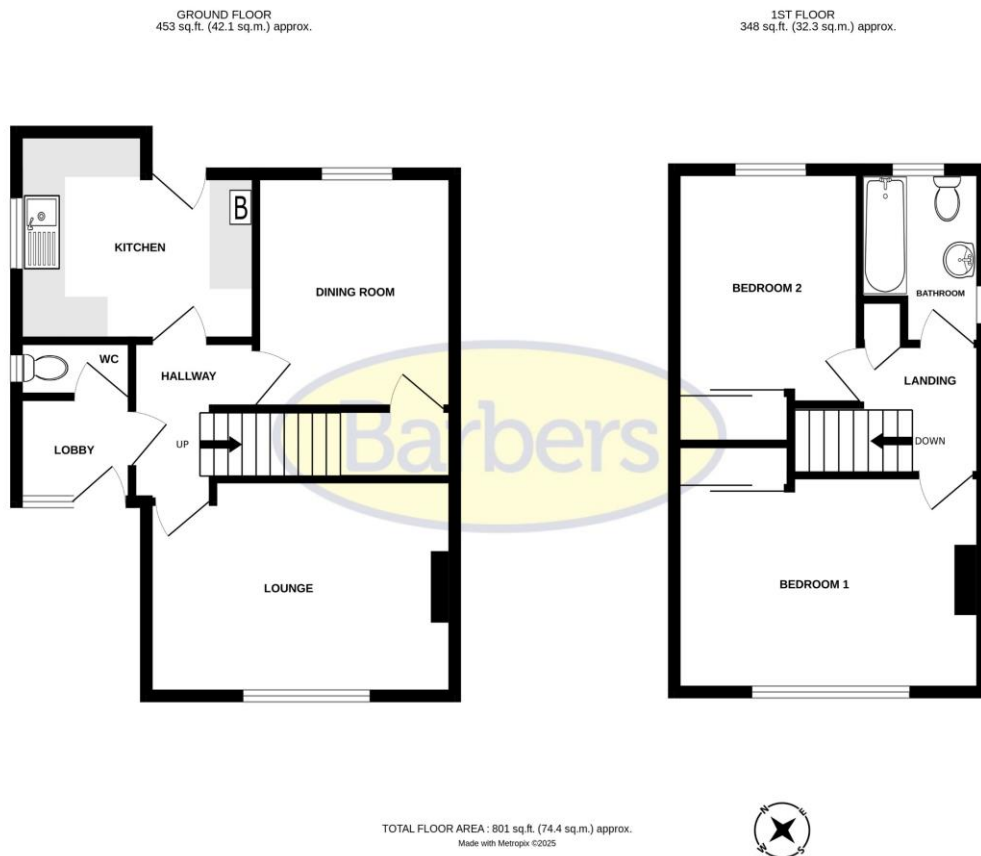
From Telford Town Centre take the A442 Queensway to Trench Lock Interchange, take the A518 New Trench Road at the third Island (Donnington Island) take the first exit onto Station Road taking the 2nd left onto Primmer Road. Follow this around to the right, then bear left and follow it around into Donnington Way - no.1 will be found at the very end of the road on the right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE37060.210125

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.



All measurements quoted are approximate:

LOUNGE 14' 5" x 10' 2" (4.39m x 3.1m) max.

DINING ROOM 10' 11" x 9' 0" (3.33m x 2.74m)

KITCHEN 12' 0" x 9' 9" (3.66m x 2.97m) max.

TOILET 5' 5" x 2' 4" (1.65m x 0.71m)

BEDROOM ONE 14' 5" x 10' 2" (4.39m x 3.1m)

BEDROOM TWO 11' 6" x 8' 8" (3.51m x 2.64m) max.

BATHROOM 8' 1" x 5' 4" (2.46m x 1.63m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	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

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.