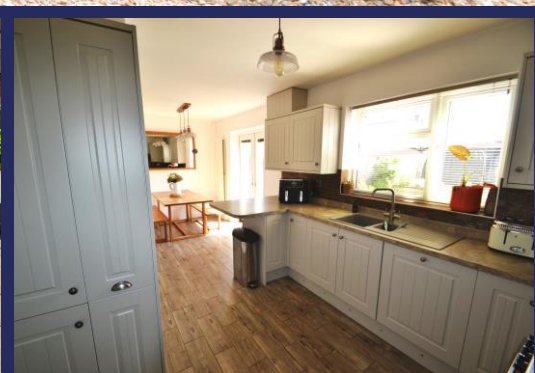




Helping *you* move



47 Hill Road, The Humbers, Donnington, TF2 8NA

A mature and desirable, Three Bedroom Semi-Detached House occupying a Large Plot and offering stylish, spacious accommodation ideal for a growing family. The property boasts a generous frontage with Double Driveway Parking, plus an additional Parking Space. There is also a Garage located nearby within a block, providing further storage.

**Offers in the Region of
£270,000**

47 Hill Road, The Humbers, Donnington, TF2 8NA

Overview

- A Mature Semi-Detached House
- Generous Frontage and Spacious Accommodation
- Three Bedrooms
- Kitchen Dining Room
- Utility Room
- Lounge
- Bathroom
- Gravelled Parking
- Further Parking Across the Road
- Garage and Generous Rear Gardens
- Council Tax Band B
- EPC Rating C



BRIEF DESCRIPTION

A highly desirable, mature Semi-Detached House occupying a Large Plot and offering stylish, spacious accommodation ideal for a growing family. The property features an Enclosed Entrance Porch, Main Hallway, Lounge, and a modern Kitchen/Dining Room, along with a Utility Room and Ground Floor WC/Cloakroom. Upstairs, there are Three lovely Bedrooms and a beautifully appointed Victorian style Bathroom. Externally, the property boasts a generous frontage with Double Driveway Parking, plus an additional Parking. There is also a Garage located nearby within a block, providing further storage. The rear garden is significantly larger than average, featuring both patio and lawn areas, perfect for outdoor living.

LOCATION

The Humbers and Donnington are 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.



Your **Local** Property Experts
01952 820 239

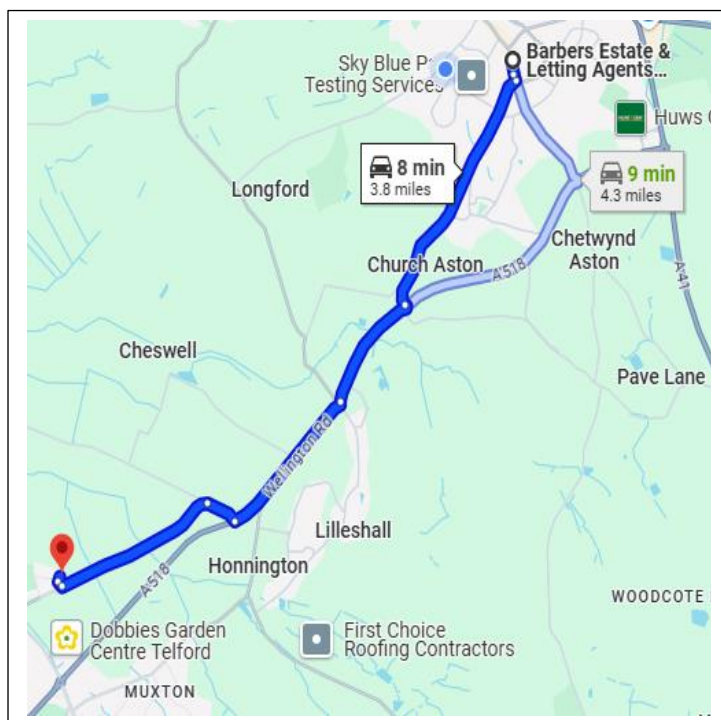
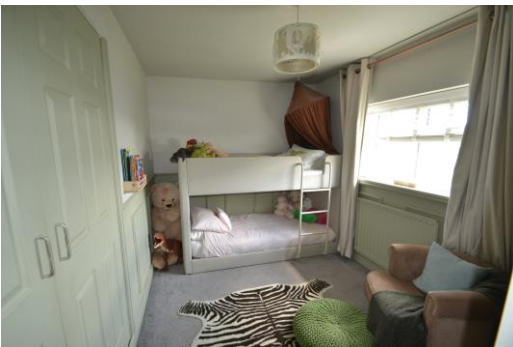


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services 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/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

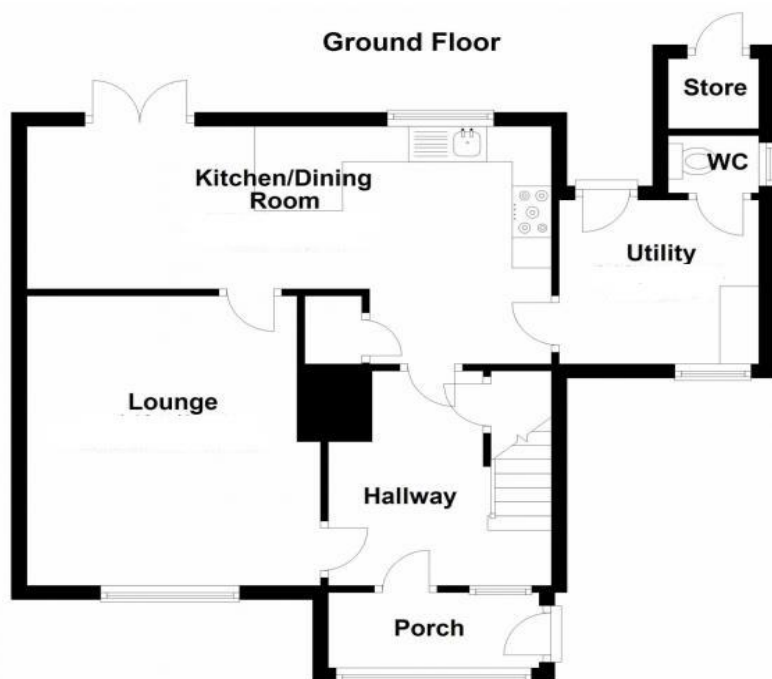


DIRECTIONS: From Newport take the A518 towards Telford. At the Donnington roundabout turn right into Station Road and at the next roundabout turn right onto Humber Lane. Take the second left into Body Road and then right into Hill Road where the property will be identified by our for sale board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

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.

Ground Floor



ENTRANCE HALL

10' 6" x 9' 4" (3.2m x 2.84m)

LOUNGE

13' 4" x 12' 3" (4.06m x 3.73m)

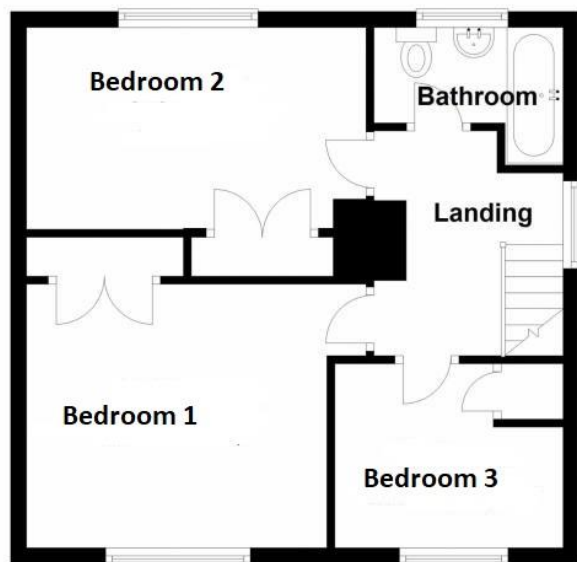
KITCHEN DINING ROOM

22' 0" x 7' 5" Extending to 10'5" "
(6.71m x 2.26m)

UTILITY ROOM

8' 3" x 7' 7" (2.51m x 2.31m)

First Floor



BEDROOM ONE

13' 5" x 10' 10" (4.09m x 3.3m)

BEDROOM TWO

13' 5" x 8' 3" (4.09m x 2.51m)

BEDROOM THREE

7' 8" x 6' 2" Extending to 9'6" "
(2.34m x 1.88m)

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 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: newport@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.