



Helping *you* move



37 Hill Road, Donnington, TF2 8NA

A spacious and extended Semi-Detached House offering versatile family accommodation, situated on a highly attractive residential road with the added benefit of open playing fields to the rear. Externally, there is an Oversized Integral Garage, Driveway Parking for Three Vehicles plus an Additional Adjacent Space.

Offers Over
£300,000

37 Hill Road, Donnington, TF2 8NA

Overview

- A Spacious and Extended Semi-Detached House
- Four Bedrooms
- Stunning Principal Bedroom Suite with Sitting Area
- Kitchen, Rear Lobby and Utility Room
- Lounge Dining Room
- En-Suite, Family Bathroom
- Ground Floor W.C.
- Garage and Parking for Three Cars
- Further Designated Parking Area with Parking Space
- Lovely Rear Gardens with Views Over Playing Fields
- Council Tax Band B EPC Rating – C



BRIEF DESCRIPTION

A superb and spacious extended Semi-Detached House offering stylish and versatile family accommodation, situated on a highly attractive residential road with the added benefit of open playing fields to the rear. The property features an Enclosed Porch leading into a large and welcoming Hallway, which in turn opens to a generous Lounge and Dining Room, beautifully presented and ideal for family living and entertaining. A Breakfast Kitchen sits at the heart of the home, with a Rear Lobby providing access to a Utility Room and Ground Floor WC. Upstairs, the first floor is home to a stunning Principal Bedroom Suite complete with a Sitting Area and En-Suite Shower Room, along with Three further Bedrooms – Two Doubles and a Single – and a well-appointed Family Bathroom.

LOCATION

Located in the established residential localities of The Humbers and Donnington, 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.

SERVICE CHARGE: We confirm there is a service charge payable at 37 Hill Road. This is currently £55.12 per month and for the upkeep of the communal areas. This is payable to Encore Estate Management.



Your **Local** Property Experts
01952 820 239

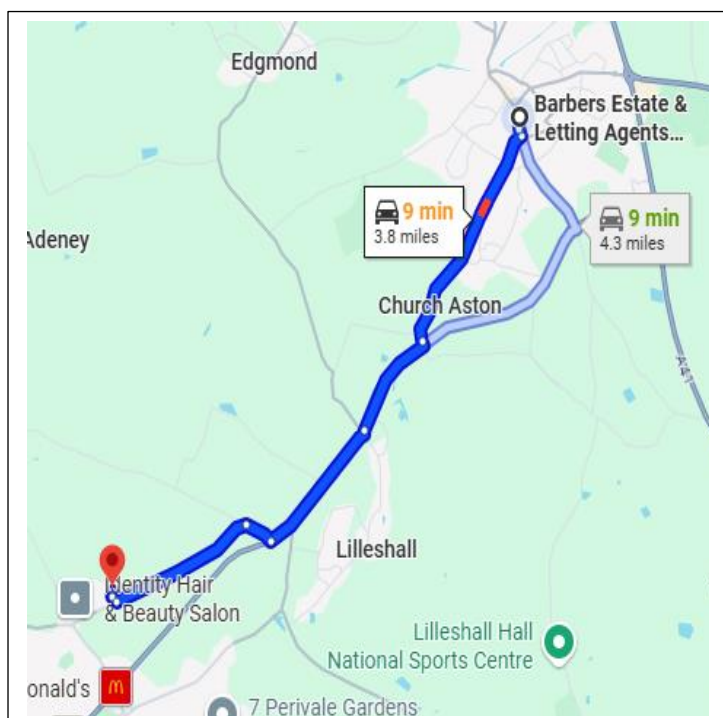
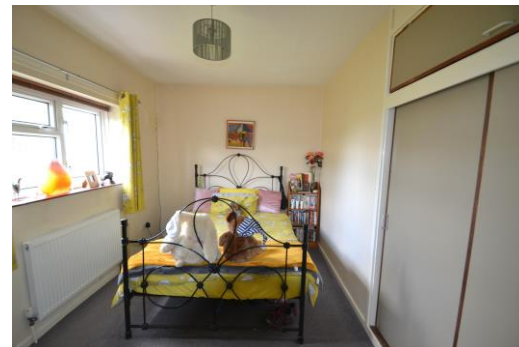


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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/>

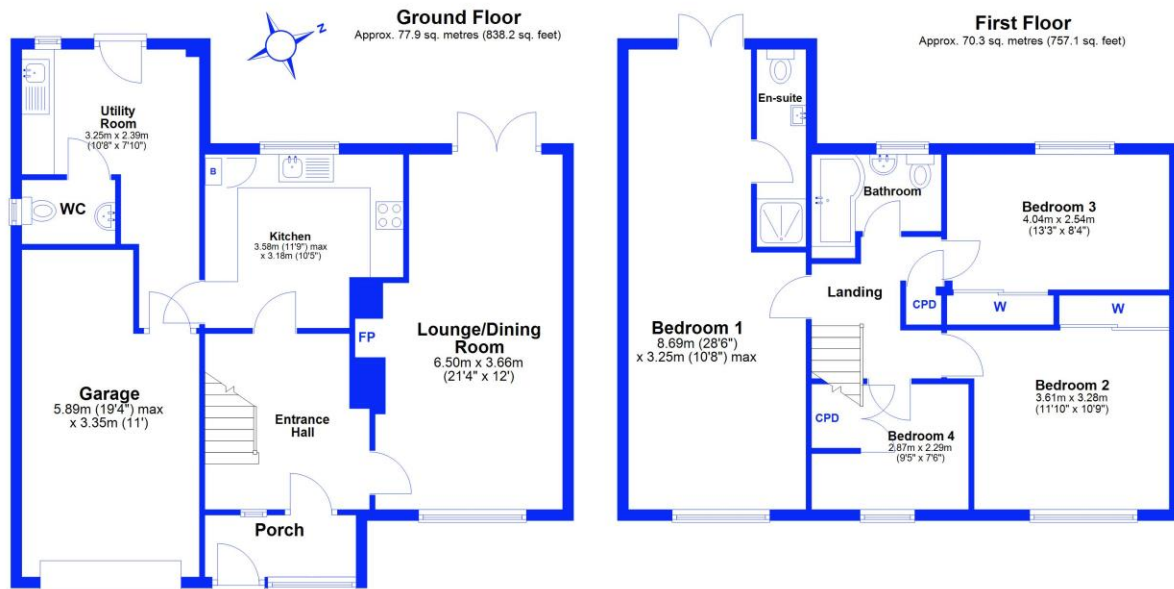
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



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.

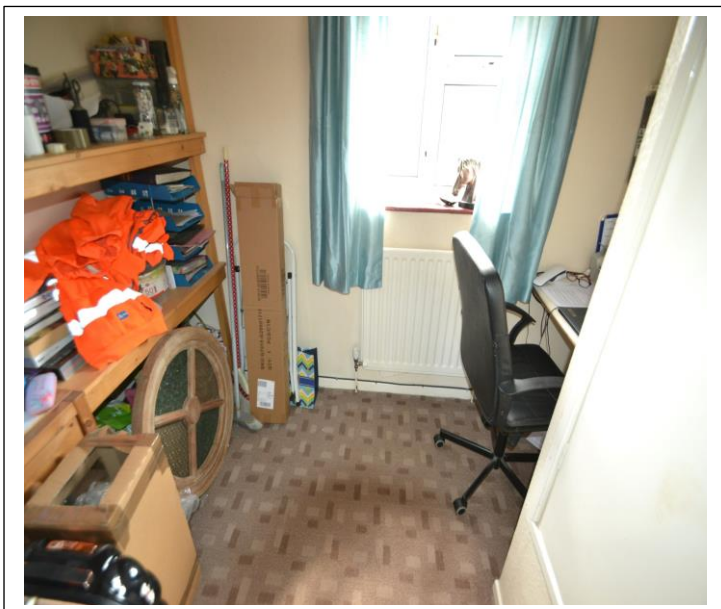
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you 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.



Total area: approx. 148.2 sq. metres (1595.3 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate 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.

37 Hill Road, Donnington, Telford



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.