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14 Bradley Fields, Donnington, Telford, TF2 7SD
Offers In The Region Of £165,000



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The property is located in a well established residential area of Donnington, a popular district of North Telford, and within easy walking distance of Granville Country Park. Donnington has a range of local facilities including a parade of shops with Post Office, a community centre, primary schools, health centre with pharmacy, supermarkets and entertainment venues. It is well situated for access to the motorway network and train stations, as well as having good bus services. Telford Town Centre, with its covered shopping complex, retail parks, Southwater leisure development and railway station is about 3 miles away.

Available with No Upward Chain

The property forms part of a small residential development of semi-detached, detached and terraced houses. Positioned to one corner of the development, the property benefits from two parking spaces immediately in front of the house and gardens to front and rear. Ideally suited for a first time buyer or an investor, this good size two bedroomed house offers the following gas centrally heated and double glazed accommodation as follows:-

Front Entrance Door to

Entrance Hall

with radiator.

Lounge

15'7" x 9'2" (max) (4.75 x 2.81 (max))

with uPVC framed double glazed window to the front and radiator. Attractive fireplace surround with marble effect hearth and back. (Inset gas fire has been disconnected.)

Full Width Dining Kitchen

9'10" x 12'5" (3.00 x 3.79)

with a range of fitted base and wall mounted cupboards comprising a 1 1/2 sink unit with single cupboard below and recess for a washing machine. Return work surface with corner and two half cupboards below. Built in electric oven and 4 ring hob with filter extractor hood above. Splashback wall tiling and matching wall cabinets. Space for larder style fridge. uPVC framed double glazed window with outlook to rear garden.

Dining area with radiator and external door to rear garden.

Off the dining area is

Cloaks/W.C.

having low level flush W.C. and wash hand basin. Radiator. Extractor fan.

From the hall stairs to landing, off which is an airing cupboard with lagged hot water cylinder.

Bedroom One

13'4" (max) x 9'2" (4.08 (max) x 2.80)

a good double size bedroom with uPVC framed double glazed window. Radiator. Off is a built-in wardrobe.

Bedroom Two

12'0" x 7'6" (max) (3.67 x 2.31 (max))

a single size bedroom with uPVC framed double glazed window having outlook to rear garden. Radiator.

Bathroom

having white suite comprising panelled bath with electric shower over. Pedestal wash hand basin and low level flush W.C. Radiator. uPVC framed patterned double glazed window.

Outside

The property benefits from two allocated parking spaces immediately in front of the house. The open front garden is set out to lawn with side path to rear garden. The enclosed rear garden is not directly overlooked from the back and is finished to lawn.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band B.

EPC RATING: C (71)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected. The house is heated by a series of radiators served by a gas fired Baxi boiler located in the kitchen.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. The vendor is not aware of any mobile blackspots.

ADDITIONAL CHARGES: We understand there are no additional charges payable by the owner of the property.
(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We understand that the property has full rights of access and egress over the shared driveway.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planning permissions/developments that would have an impact on the property.

COAL FIELDS/MINING: Telford is a known mining area. The vendor is not aware of any mining activities that have affected the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before

formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

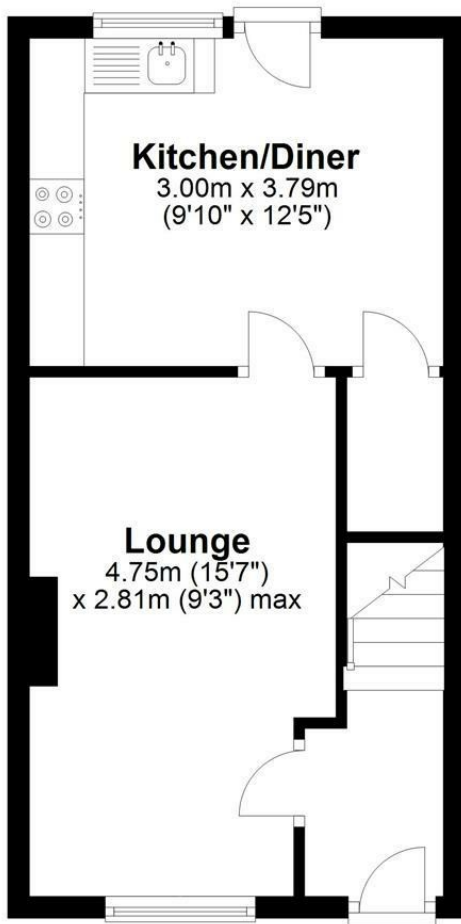




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

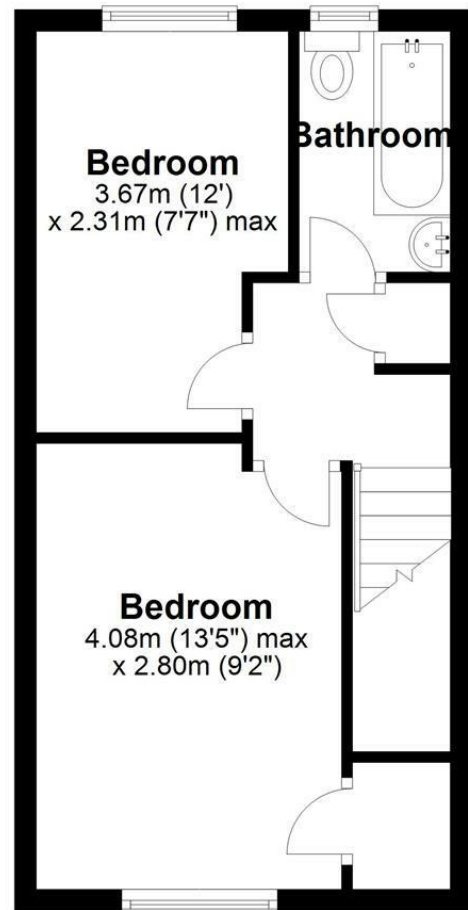
Ground Floor

Approx. 29.8 sq. metres (320.2 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.1 sq. feet)



Total area: approx. 59.9 sq. metres (644.3 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

