



**Estate Agents
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**8 Townsend Croft, Donnington, Telford, TF2 8AT
Offers In The Region Of £234,950**

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Local amenities are available at Muxton and Donnington both a short distance away and include Junior schools, supermarkets, shops, medical centres, dentist, etc... There is a convenience store very close by, as well as a Dobbies garden centre with instore Waitrose and a Green Fields farm shop. The market town of Newport with its high street shops, cafes, bars/pubs, bank and building society is about 3 miles away. Telford town centre with its covered shopping complex, retail parks, South Water leisure development, train station and M54 motorway connection point's is about 4 miles south.

The property is set out in further detail below;

Recessed Porch and external lantern light with panelled front door into...

Entrance Hall

Having a panelled radiator. Door to...

Kitchen

9'10" x 8'0" (3.00 x 2.44)

Having a range of fitted cupboards and drawers with complimentary wall tiling. Inset stainless steel sink and drainer unit. A free standing electric cooker, undercounter fridge and washing machine included. Radiator and double glazed front aspect window.

Full-width Lounge / Dining Area

20'5" x 15'5" (6.23 x 4.70)

With decorative fireplace surround and marble effect hearth incorporating gas fire. Double glazed square bay window with rear aspect. Two radiators and double glazed courtesy door opening to the rear garden.

A turned staircase from the dining area rises to the first floor Landing having access hatch to loft space.

Bedroom One

11'5" x 10'11" (3.49 x 3.35)

Having a built-in double width wardrobe with mirrored doors. Radiator and double glazed front aspect window.

En-suite shower

With coloured suite comprising tiled shower cubicle, having electric shower unit and curtain rail. Pedestal wash hand basin and low-level WC. Radiator and side aspect double glazed window.

Bedroom Two

11'5" x 9'6" (3.50 x 2.91)

Having built-in double width wardrobe and mirrored doors. Radiator and rear aspect double glazed window.

Bedroom Three

8'7" x 8'7" max (2.64 x 2.63 max)

With front aspect double glazed window. Radiator and double width built-in wardrobe.

Bathroom

Comprising panelled bath with tiled surround and electric shower unit over. Pedestal wash hand basin and low-level flush WC. Double glazed window and radiator. Built-in shelved cupboard housing the recently serviced central heating combination boiler.

Outside

The property is approached over a full-length tarmaced surfaced driveway with neatly shaped lawns leading to the integral Garage (4.95 x 2.50) having up and over door. Power and light. A paved side path and gate opens to a pleasant and sunny aspect fully enclosed rear garden, laid to shaped lawn with well stocked side borders having a variety of mature plants and shrubs. Full-width patio area, ideal for summer dining. Timber shed.

Additional Information

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

EPC RATING: D

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.

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.

ADDITIONAL CHARGES: The vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years,

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The house is in a historic coal mining area but no issues relating to mining have been reported by the vendors.

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

DIRECTIONS: From the Clock tower roundabout at Donnington, take the exit (School Road) towards Muxton, proceed over the mini island and traffic lights, turning next right onto Wellington Road. Then first left into Townsend Croft where the property can be found on the right hand side.

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.

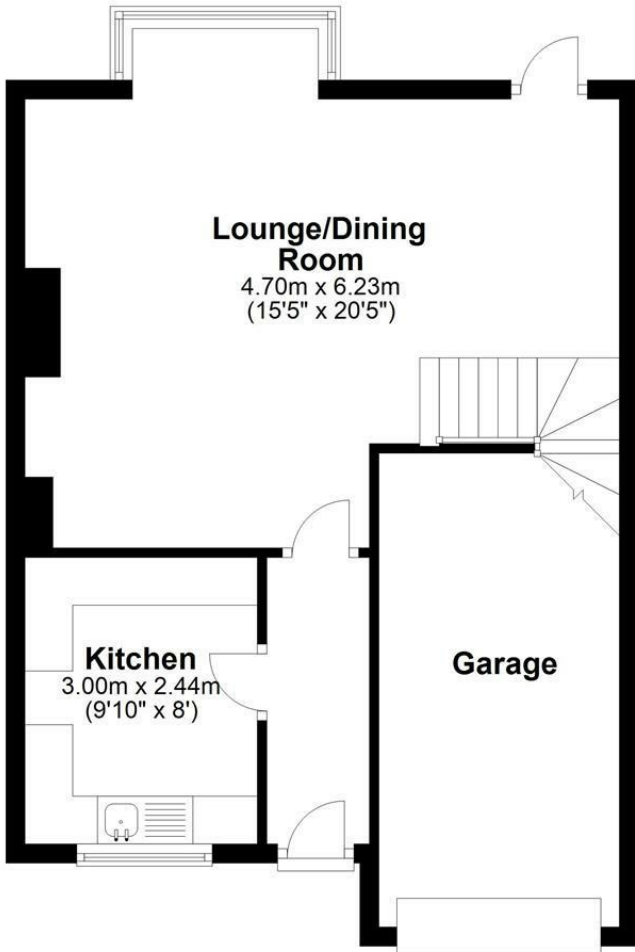




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales		EU Directive 2002/91/EC

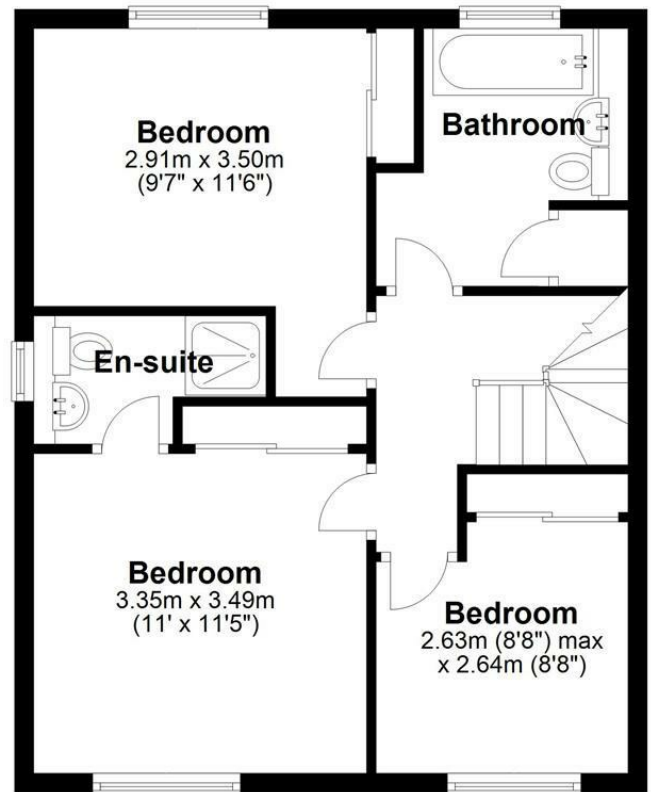
Ground Floor

Approx. 52.9 sq. metres (569.8 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.6 sq. feet)



Total area: approx. 101.1 sq. metres (1088.4 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.

