



**Estate Agents
Letting Agents
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8 Coronation Drive, Donnington, Telford, TF2 8HX

Offers In The Region Of £129,950



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The property is located in Donnington, most local amenities are available close by, including two supermarkets at the Parade, primary schools and a modern medical centre. The market town of Newport is about four miles away with its well respected schools and independent shops. Telford town centre with its covered shopping centre, leisure facilities, railway station and connections to the M54 motorway approximately 4 miles away distant.

The gas centrally heated accommodation is set out in further detail below;

Glazed front door into Porch, further partially glazed door into...

Entrance Hall

With radiator and door to...

Living Room

19'10" x 10'7" max (6.06 x 3.25 max)

Having rear aspect sliding doors and front aspect window. Central electric fire with surround. Radiator.

Kitchen

9'7" x 7'6" (2.94 x 2.29)

Having base and wall mounted units comprising cupboards and drawers with contrasting work surfaces over. 1 1/2 stainless steel sink with drainer. Pantry. Rear aspect window and external side door.

The staircase from the Entrance Hall rises to the first floor Landing, having a side aspect window, hatch to loft and shelved store cupboard.

Bedroom One

16'8" x 8'11" (5.10 x 2.72)

A good sized double bedroom with two front aspect windows and radiator.

Bedroom Two

10'9" x 9'4" (3.28 x 2.85)

Having a rear aspect window and radiator.

Bathroom

Panelled bath, pedestal wash basin and low-level flush WC. Rear aspect window and radiator.

Outside

The property benefits from off-road parking to the front. A side gate leads to the large rear garden, set to lawn and slabbed area with scope for further landscaping. Useful brick stores and garden shed.

Additional Information

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

EPC RATING: D

PROPERTY INFORMATION: The property has been repaired under licence and a PRC Homes Scheme certificate can be made available to the successful purchaser.

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 property is situated in a known historic coal mining area but no mining related issues have been disclosed.

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

DIRECTIONS: From the Clock tower Island, take the exit onto A4640 and at the next mini round about take the second exit straight over. Proceed along this road and take the second right turning onto School Road, take the second left turning on this road and the property can be found on your right.

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.





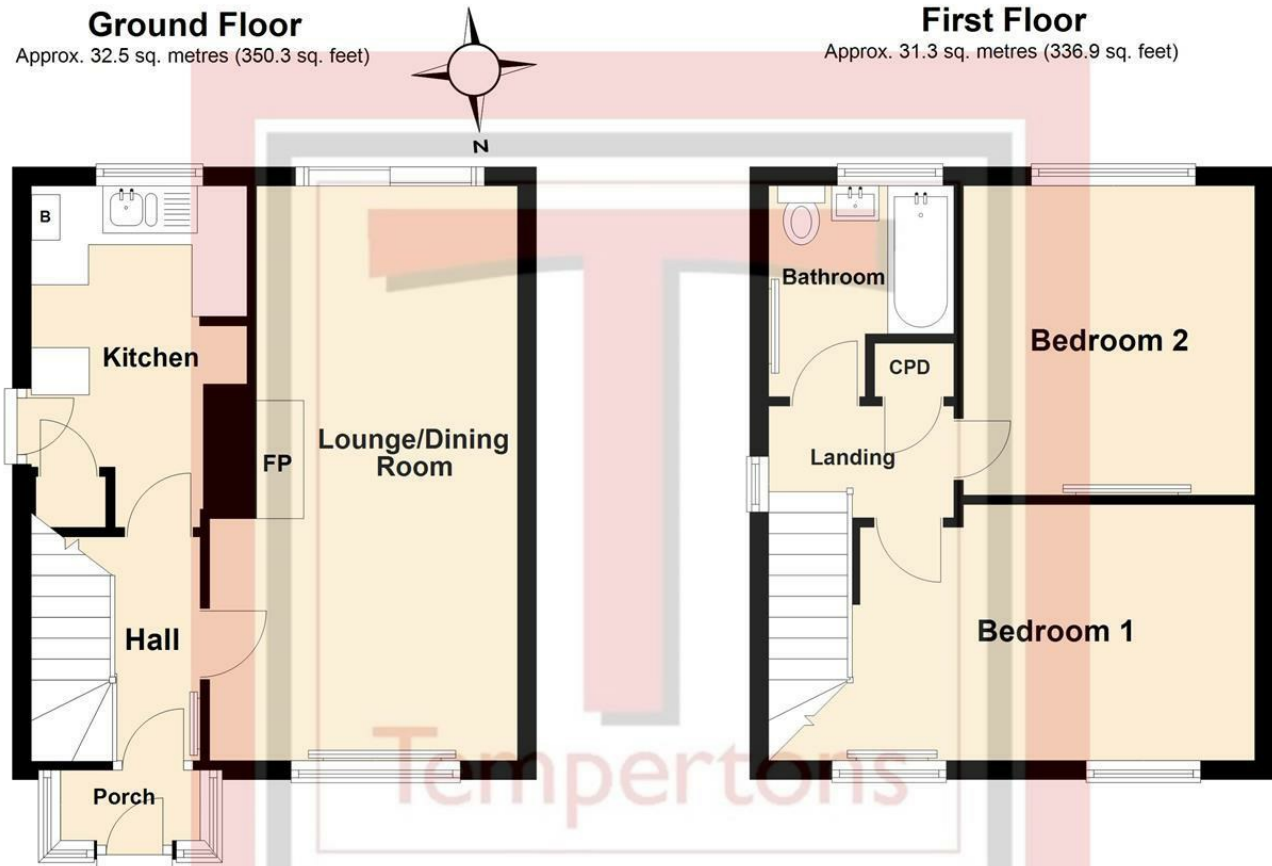
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 32.5 sq. metres (350.3 sq. feet)

First Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



Total area: approx. 63.8 sq. metres (687.3 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.

Plan produced using PlanUp.

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