



## 'Silver Birch', Wellington Road, Donnington. Offers in the region of **£425,000**

This traditional 5 Bedroom, detached property offers extremely versatile accommodation and a truly unique opportunity for the next owner(s) to modernise, improve and even extend it if desired (subject to necessary consents). Being set within a large plot, with a 24ft Lounge/Family Area, 4 double Bedrooms, (Bedrooms 3 & 4 previously part of a separate living quarter with Kitchenette & Bathroom) an Integral Double Garage (with electric door) and sizeable rear garden, it benefits from all the space and potential to create a fabulous family home! Located close to all amenities, transport links and schools with lovely views over park land to the front aspect.

Briefly comprising Entrance Hallway, Lounge/Family Area, Dining Room, Kitchen, Downstairs W.C., 5 Bedrooms (Bedroom 1 with Open Shower Area & Bedroom 3 with En-suite Bathroom), Family Bathroom and Kitchenette Area, externally there is a good sized driveway to the front, Integral Double Garage and landscaped gardens. Gas C.H. via combi-boiler. Double Glazing. NO UPWARD CHAIN!!

# 'Silver Birch' Wellington Road Donnington Telford

**Property entered via** front door into Entrance Hallway which provides access to downstairs rooms and stairs to first floor.

**Lounge/Family Area** 24' 1" x 12' 1" (7.34m x 3.68m)

**Dining Room** 9' 0" x 8' 0" (2.74m x 2.44m)

**Kitchen** 14' 11" x 7' 1" (4.54m x 2.16m)

**Downstairs W.C.** 2' 0" x 2' 0" (0.61m x 0.61m)

**Upstairs to** first floor landing which provides access to all Bedrooms and Family Bathroom.

**Bedroom 1** 12' 1" x 10' 1" (3.68m x 3.07m) (min plus wardrobes & airing cupboard)  
Open to

**Shower Area** 5' 1" x 2' 1" (1.55m x 0.63m)

**Bedroom 2** 11' 0" x 11' 10" (3.35m x 3.60m) (min plus wardrobes)

**Bedroom 5** 8' 1" x 7' 1" (2.46m x 2.16m) (max less wardrobes)

**Family Bathroom** 9' 1" x 5' 3" (2.77m x 1.60m)

**Door to** Open-plan Kitchenette and hallway leading to Bedrooms 3 and 4

**Open-plan Kitchenette** 8' 1" x 5' 10" (2.46m x 1.78m)  
Area previously used as a kitchen

**Bedroom 3** 11' 10" x 8' 10" (3.60m x 2.69m)  
Door to

10 High Street, Newport,  
Shropshire, TF10 7AN

Tel: 01952 813625

Email: [info@barkerhealey.co.uk](mailto:info@barkerhealey.co.uk)

Web: [www.barkerhealey.co.uk](http://www.barkerhealey.co.uk)

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**En-suite Bathroom** 6' 0" x 5' 10" (1.83m x 1.78m)

**Bedroom 4** 15' 0" x 9' 10" (4.57m x 2.99m)  
Previously used as a lounge and having fireplace.

**Integral Double Garage** 17' 1" x 15' 1" (5.20m x 4.59m)  
Up and over electric door to the front. Gas C.H. boiler.

**Externally**

To the front is a large tarmac driveway allowing parking for several vehicles and leading to the Double Garage.

A wrought iron pedestrian gate leads up the left hand side of the house to the sizeable rear garden. The well established garden is a mixture of terrains with paved and decked patio areas closest to the house, a lawn in the centre and additional patio leading through a charming brick built archway into a comprehensive vegetable garden with shed and greenhouse. Fully stocked borders lie to the perimeter with an additional greenhouse. Outside tap and light.



**Barker Healey**  
PROPERTY



Printed by Ravensworth 01670 713330



**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.  
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.