



'Silver Birch', Wellington Road, Donnington. Offers in the region of **£399,995**

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

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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



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