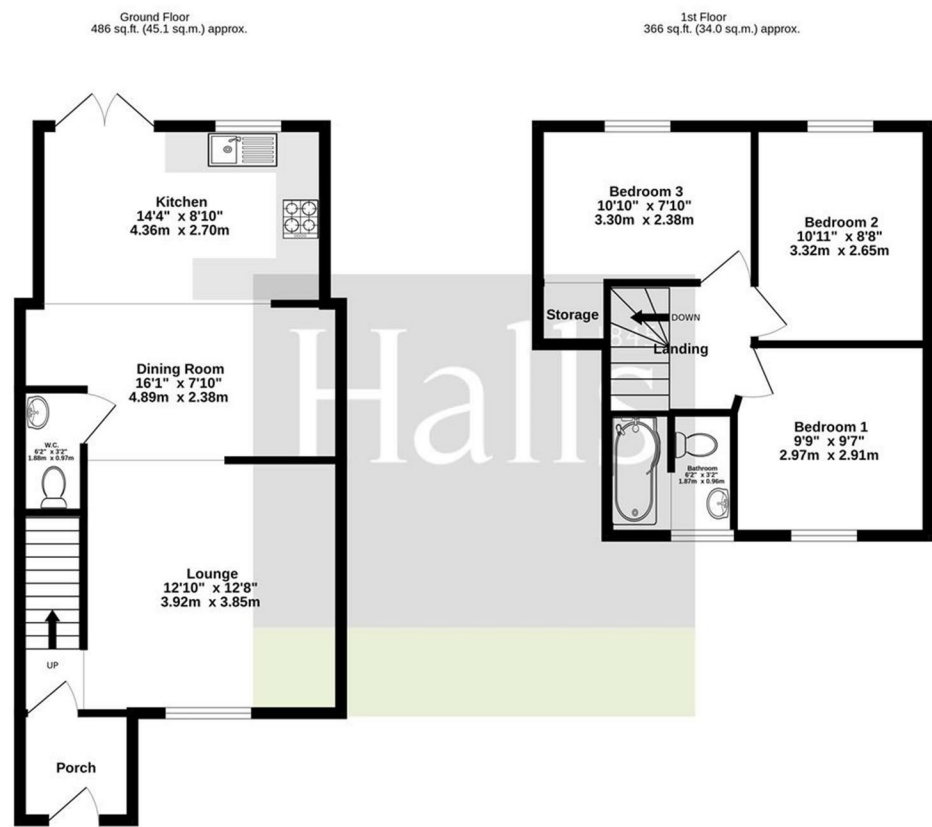


FOR SALE

37 Jubilee Avenue, Donnington, Telford, TF2 8HR

Halls 1845



TOTAL FLOOR AREA: 852 sq.ft. (79.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

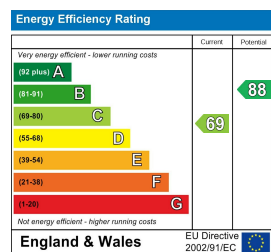
Offers in the region of £230,000

37 Jubilee Avenue, Donnington, Telford, TF2 8HR

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This three-bedroom property has been completely refurbished to a high standard, with a stylish new kitchen and bathroom suite. There is a driveway for multiple vehicles to the front, and a large rear garden with a versatile outbuilding to the rear.



01952 971800

Telford Sales
 32 Market Street, Wellington, Telford, TF1 1DT
 E: telford@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Completely Refurbished**
- **New Kitchen and Bathroom**
- **Driveway for Multiple Vehicles**
- **Open-Plan Living**
- **Versatile Outbuilding**
- **Ground Floor W.C.**

Combining stylish interiors, generous living accommodation, and fantastic outdoor space, this superb home offers an outstanding opportunity for buyers seeking comfort, convenience, and modern living.

LOCATION

Jubilee Avenue is conveniently situated within the established residential area of Donnington, offering excellent access to a wide range of local amenities including shops, supermarkets, healthcare facilities, leisure amenities and well-regarded local schools.

The property is particularly well positioned for families, being within easy reach of a number of highly regarded primary and secondary schools, whilst also benefiting from excellent transport connections. The A518, A442 Queensway and M54 motorway are all readily accessible, providing convenient routes to Telford Town Centre, Stafford, Shrewsbury and the wider West Midlands.

The popular market town of Newport is also within easy reach and offers a superb range of independent shops, cafés, restaurants and amenities, together with a selection of highly regarded schools including Newport Girls' High School and Adams' Grammar School. As a result, the location is often favoured by families seeking access to excellent educational opportunities.

Telford Town Centre and Telford Central railway station are both a short drive away, providing extensive retail, leisure and dining facilities, together with direct rail services to Birmingham, Wolverhampton and London. The surrounding area also benefits from a variety of parks, green spaces and countryside walks, making this an attractive and convenient location for both families and commuters.

ROOMS

GROUND FLOOR

LOUNGE

DINING ROOM

KITCHEN

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNAL

GARDEN ROOM

DRIVEWAY

GARDEN

LOCAL AUTHORITY

Telford & Wrekin Council

COUNCIL TAX BAND

Council Tax Band: A

POSSESSION AND TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

VIEWINGS

Strictly by appointment with Halls the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are

conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.