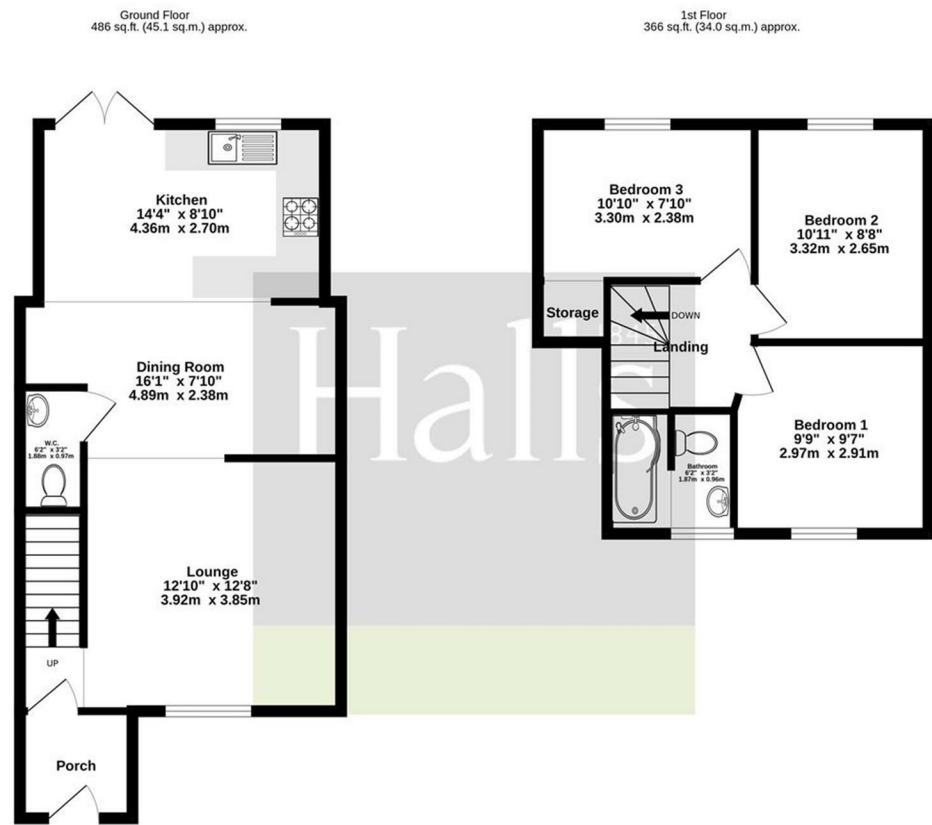


FOR SALE

37 Jubilee Avenue, Donnington, Telford, TF2 8HR



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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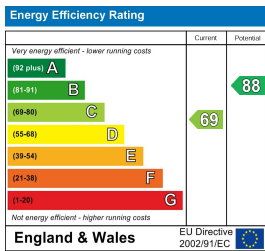
FOR SALE

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@halls.gb.com



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2 Reception Room/s

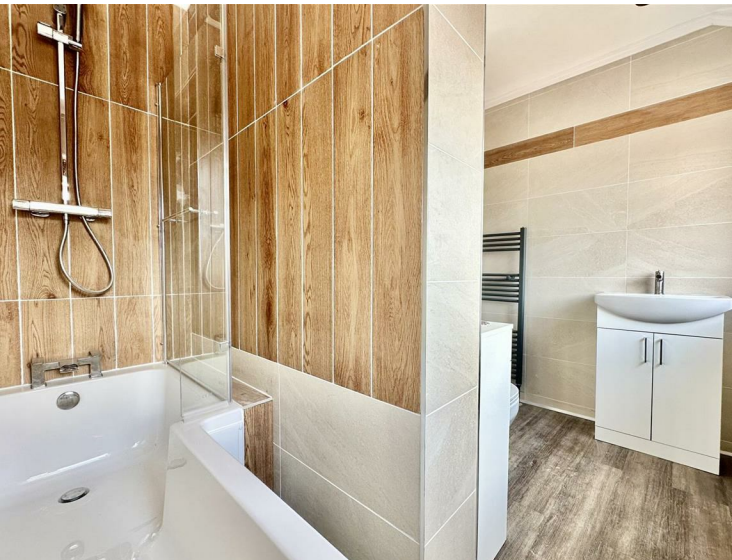


3 Bedroom/s



1 Bath/Shower Room/s





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

DESCRIPTION
This beautifully refurbished three-bedroom home is the perfect choice for first-time buyers looking for a property they can move straight into and enjoy from day one.

The accommodation has been thoughtfully modernised throughout and features a stylish open-plan living space, creating a bright and welcoming environment for everyday living and entertaining. A brand-new kitchen and contemporary bathroom add to the home's turnkey appeal, while the convenient ground-floor W.C. provides additional practicality for family life and guests.

A ground-floor rear extension enhances the living space, offering a versatile layout that perfectly suits modern lifestyles. Upstairs, you'll find three generous double bedrooms, providing ample room for families, professionals, or those needing additional workspace.

Externally, the property continues to impress with a driveway offering off-road parking for multiple vehicles and a good-sized rear garden ideal for relaxing, entertaining, or family activities. A particularly useful outbuilding provides excellent flexibility and could be utilised as a home office, gym, entertainment room, hobby space, or simply additional storage.

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 £36 (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.