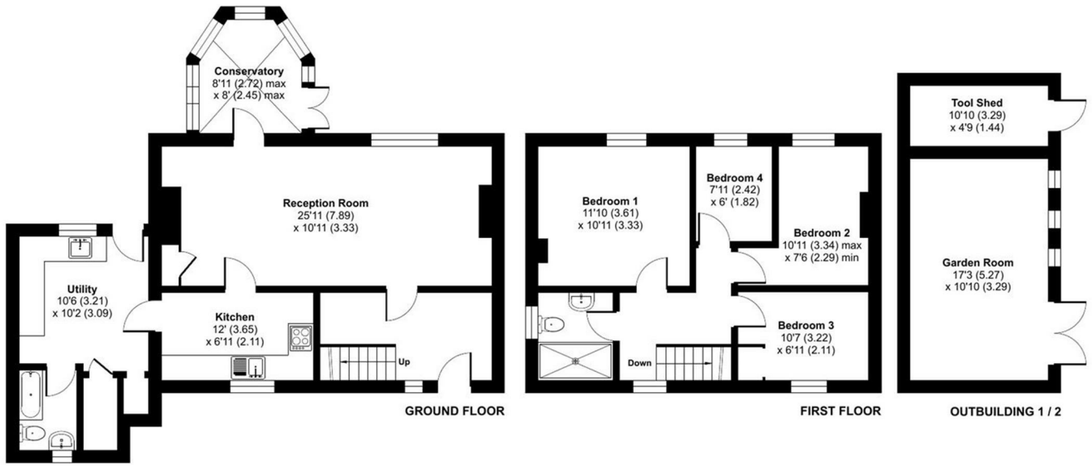
FOR SALE

40 Primmer Road, Donnington, Telford, Shropshire, TF2 8LA

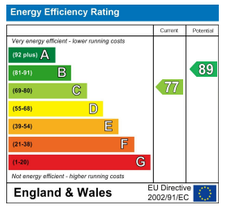
Approximate Area = 1189 sq ft / 110.5 sq m
Outbuildings = 238 sq ft / 22.1 sq m
Total = 1427 sq ft / 132.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1500544

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



Halls 1845

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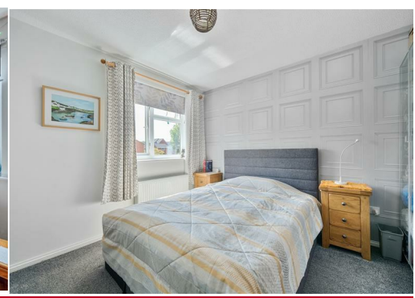
FOR SALE

Offers in the region of £285,000

40 Primmer Road, Donnington, Telford, Shropshire, TF2 8LA

A spacious and energy-efficient four-bedroom semi-detached family home on the edge of Donnington, featuring a conservatory, utility room, versatile home office/games room, landscaped private garden, ample parking, solar panels and an air source heat pump.

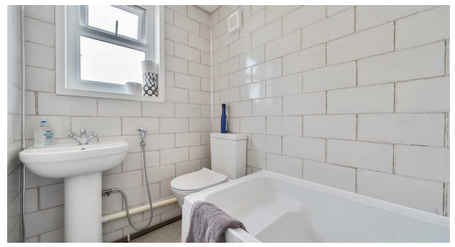


FOR SALE

1 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s



- **Low Property Running Costs**
- **Solar Panels and Air Source Heat Pump**
- **Versatile Outbuilding**
- **Side Extension and Conservatory**
- **Well-Presented Throughout**
- **Sought-After Location**

DESCRIPTION
Set on the edge of Donnington, close to The Humbers, this well-presented four-bedroom semi-detached home has been beautifully upgraded to maximise space and functionality; offering generous and versatile living space, making it an excellent choice for growing families looking for a home that's ready to move straight into.

The key feature of the property is the recently installed solar panels and an air source heat pump, helping to keep running costs low while providing an energy-efficient home for years to come.

On entering the property, you are greeted by a spacious hallway providing plenty of room for coats and shoes, with storage under the stairs. The ground floor has been thoughtfully arranged to suit modern family life, with a comfortable lounge featuring a multi-fuel stove - perfect for cosy winter nights. Flowing through from the lounge is a bright conservatory overlooking the rear garden. The newly installed kitchen is complemented by a practical utility room, providing additional storage and workspace while helping to keep everyday life organised. Furthermore, there is a three-piece bathroom suite, that has recently been fitted, adding to the convenience and practicality of the home.

Upstairs, four well-proportioned bedrooms provide flexible accommodation for families, those working from home or anyone needing extra guest space, all served by a well-appointed, modern shower room .

Externally, the current owners have made the most of this large corner plot by adding an impressive outbuilding offering excellent versatility. The outbuilding is currently utilised as a home office and games room, making it ideal for remote working, hobbies or a teenagers' retreat. To the front, there is ample off-road parking for several vehicles on the block paved driveway, which flows around to the side of the property into the well-established rear garden.

LOCATION
Situated on the edge of Donnington, close to The Humbers, this property enjoys a convenient location with a wide range of everyday amenities nearby, including shops, supermarkets, schools and leisure facilities. Excellent transport links provide easy access to Telford Town Centre, the A5 and M54, making it ideal for commuters, while nearby green spaces and local walking routes offer plenty of opportunities to enjoy the outdoors.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM

KITCHEN

UTILITY ROOM

BATHROOM

CONSERVATORY

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

EXTERNAL

OUTBUILDING

LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band: A

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
Strictly by appointment with 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.