



**1 Hill Road,
Telford,
TF2 8NA**

OIRO £350,000

A very well presented four semi-detached house, offering spacious and versatile accommodation, together with spacious driveway and private rear garden.

The ground floor comprises a welcoming entrance hallway leading to a comfortable lounge featuring a log burner, together with an impressive open-plan kitchen and dining area. The modern fitted kitchen is complemented by a comprehensive range of integrated appliances, including a dishwasher, oven, microwave, gas hob with extractor, and a double fridge and freezer. The ground floor also benefits from a useful utility room, downstairs cloakroom, dedicated home study and versatile cinema room, providing excellent additional living and working space.

The spacious open-plan layout also incorporates a fitted seating area and ample space for a relaxing family area. Further benefits include underfloor heating and bi-fold doors opening onto the rear garden, creating an ideal space for both family living and entertaining.

To the first floor, the property benefits from a generous master bedroom with built in wardrobes and drawers and an en-suite bathroom. There is also three further double bedroom and a family bathroom single bedroom.

Externally, the property has a good sized private rear garden, with a large patio area and shed.

To the front, a large block paved driveway provides off-road parking for several vehicles and a single garage with an electric door.

Viewing is highly recommended.

Donnington is a popular, established residential suburb of Telford, having a range of local shops and amenities as well as good road links (being of ideal commuting distance to Telford, Shrewsbury and Wolverhampton). The house is within half a mile of the Oakengates Leisure Centre (easy walking distance). Telford itself is approximately 3.5 miles away, with its greater range of amenities and mainline train station.

PORCHWAY

With a composite front door and porcelain tiles.

HALLWAY

A UPVC glazed door opens into the welcoming hallway, featuring porcelain floor tiles, an Anthracite wall radiator and stairs rising to the first floor, complemented by decorative panelling and an under stairs storage cupboard.



LOUNGE

11'5" x 12'1" (3.50 x 3.70)

Currently used as a dining room, featuring an attractive brick-built fireplace with an inset log burner, complemented by built-in cupboards and oak sideboards to either side.



KITCHEN / DNER / FAMILY AREA

31'5" x 14'1" (9.60 x 4.30)

A spacious and impressive open-plan kitchen, fitted with a range of modern light grey wall and base units, complemented by granite worktops and tiled splashbacks. Integrated appliances include a Samsung oven, grill and microwave, along with a double fridge and double freezer. There is also a five-ring gas hob with extractor hood over and an inset composite sink with drainer and mixer tap.

The room benefits from underfloor heating, porcelain tiled flooring and inset chrome spotlights. A feature built-in seating area and with ample room for a family area and comfortable everyday living. Bi-fold doors which open onto the rear garden.



UTILITY

7'6" x 7'3" (2.30 x 2.21)

Fitted with matching base units to the kitchen, along with a useful recess with plumbing for a washing machine and space for a tumble dryer. The room benefits from porcelain tiled flooring with underfloor heating, an external door leading to the rear garden and an integral door providing access to the single garage.



CLOAKROOM

The room benefits from underfloor heating and porcelain tiled flooring, together with a pedestal wash hand basin and low-level WC.



SNUG / CINEMA ROOM

29'10" x 26'6" (9.10 x 8.10)

An internal door from the lounge leads through to the versatile snug/cinema room, featuring star-effect lighting to the ceiling and French doors opening onto the rear garden.



OFFICE

21'11" x 29'10" (6.7 x 9.10)

A versatile room offering an ideal space for use as a home office, playroom or additional reception room.



FIRST FLOOR

A spacious landing area with an airing cupboard, together with a doorway and stairs leading to the loft space, which offers excellent potential for conversion into a fifth bedroom or additional living accommodation, subject to the necessary planning permission and building regulations.



MASTER BEDROOM

14'9" x 14'1" (4.50 x 4.30)

A spacious master bedroom with dual-aspect windows, featuring generous double built-in wardrobes and a triple set of built-in drawers..



ENSUITE

5'6" x 10'5" (1.70 x 3.20)

A stylish bathroom fitted with a double shower enclosure featuring dual chrome shower fittings and panelled tiling to the walls. There is a large vanity wash hand basin with useful storage beneath, complemented by a mirrored wall cabinet above, together with a curved panelled bath.

The room is finished with partially tiled walls, tiled effect laminate flooring, two extractor fans, inset chrome spotlights and an anthracite wall-mounted radiator.



BEDROOM TWO

10'2" x 14'1" (3.10 x 4.30)

A large double bedroom with dual aspect windows.



BEDROOM THREE

11'9" x 12'1" (3.60 x 3.70)

a third double bedroom overlooking the front of the property.



BEDROOM FOUR

6'10" x 8'6" (2.10 x 2.60)

A double bedroom with built in wardrobes with countryside views.



FAMILY BATHROOM

5'6" x 7'6" (1.70 x 2.30)

A P-shaped bath with shower over, fitted with chrome shower fittings and a glass shower screen. A built-in vanity wash hand basin and WC are complemented by useful storage cupboards beneath the basin. Further features include a chrome heated towel rail, inset chrome spotlights, extractor fan and wood-effect vinyl flooring.



REAR GARDEN

A good-sized rear garden featuring a large patio area, with raised sleeper-edged borders leading onto a lawn. There is also a large timber shed with power and lighting, three external lights and an outside tap. Side gate access provides access to the driveway.



OUTSIDE

A large block paved driveway providing parking for several cars.



SINGLE GARAGE

18'0" x 11'9" (5.50 x 3.60)

A single garage with an electric door.



AGENTS' NOTES:

EPC RATING: C a copy is available upon request.

SERVICES: We are advised that mains water, electricity and

drainage are available. The property is heated by gas fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band A (currently £1,451.80 for the year 2026/2027).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1800mbps

Mobile Signal/Coverage Indoors: EE Limited, O2 Limited, Three Limited, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Private driveway and single garage

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

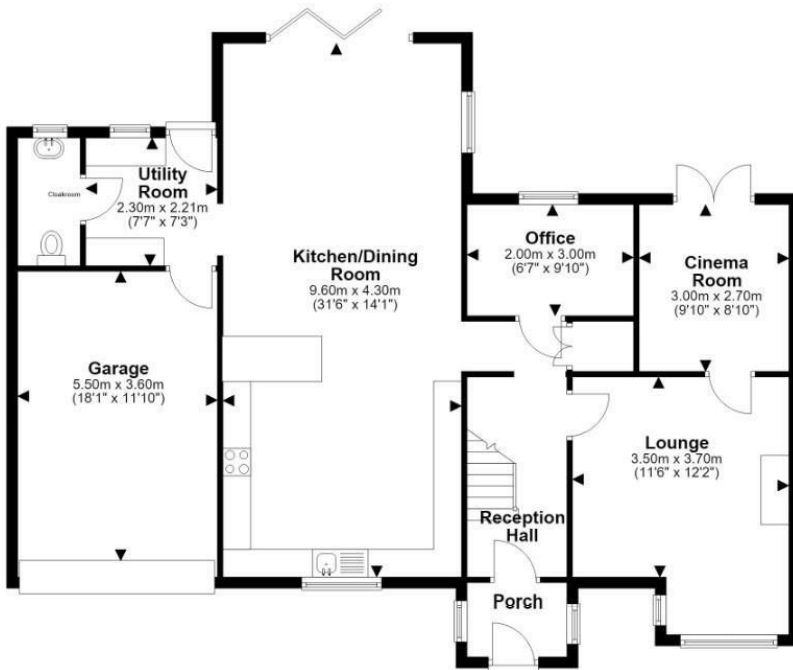
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices in Newport head south on High Street, continue onto Upper Bar, continue onto Station Road, follow the A518, turn right onto Kynnersley Drive, turn right onto Hill Road, the property is on the left hand side and can be identified with a For Sale board.

Ground Floor

Approx. 114.1 sq. metres (1227.7 sq. feet)



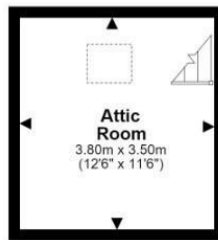
First Floor

Approx. 80.9 sq. metres (870.6 sq. feet)

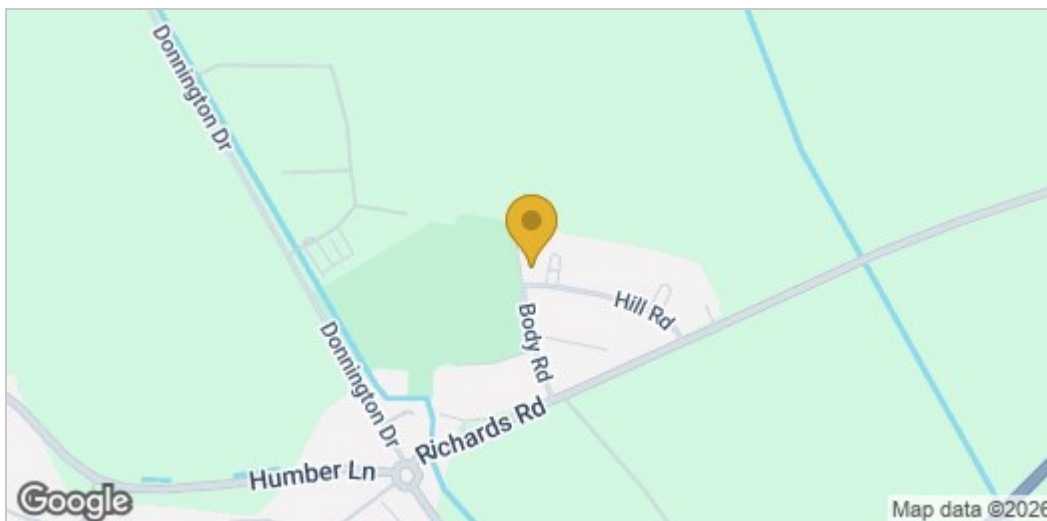


Second Floor

Approx. 13.3 sq. metres (143.4 sq. feet)



Total area: approx. 208.3 sq. metres (2241.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.