



Guests Close, Donnington, Telford



2



1



1

£195,000

- Two Double Bedrooms
- Private Enclosed Rear Garden
- Generous Kitchen Diner
- Driveway Parking for Multiple Vehicles
- Sought-After Location
- Close to Local Amenities & Schools
- Freehold
- EPC rating C

Because property is personal with...

Belvoir



Welcome to this beautifully presented two-bedroom home located in the popular area of Donnington. Ideal for first-time buyers, small families, or investors, this property offers a perfect blend of space, comfort, and convenience.

Upon entering, you're welcomed into a spacious kitchen diner - the heart of the home - offering ample room for cooking, dining, and entertaining. From here, step into the bright and airy living room, which features elegant French doors opening out to a private, well-maintained rear garden - perfect for relaxing or hosting friends and family.

Upstairs, the property boasts two generously sized double bedrooms and a modern family bathroom, providing comfortable living space for couples or a growing family.

To the front, the property benefits from a driveway with parking for multiple vehicles, ensuring ease and convenience for residents and guests alike.

Situated close to local amenities, reputable schools, and excellent transport links, this property is perfectly positioned for everyday living and commuting.

Early viewing is highly recommended to fully appreciate everything this home has to offer.

Freehold / Council Tax Band B / EPC C

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



Kitchen / Diner 4.12m x 3.17m (13'6" x 10'5")

Living Room 4.16m x 3.17m (13'7" x 10'5")

Bedroom One 4.13m x 2.73m (13'6" x 9'0")

Bedroom Two 3.25m x 2.22m (10'8" x 7'4")

Landing 1.83m x 1.81m (6'0" x 5'11")

Bathroom 1.84m x 1.66m (6'0" x 5'5")



Ground Floor



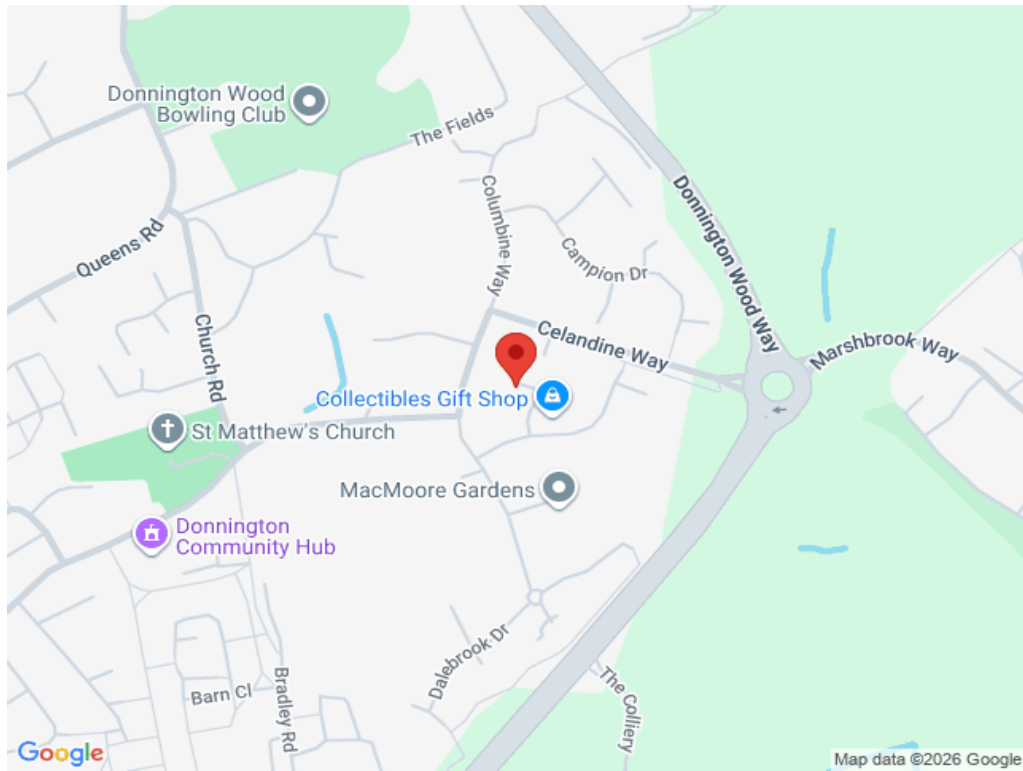
Belvoir
Property is personal

Approximate total area⁽¹⁾
593 ft²
55.1 m²
Reduced headroom
11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



QR CODES – MATERIAL INFORMATION AND VIRTUAL TOUR

