



**30 Primmer Road,
Telford,
TF2 8LA**

OIRO £185,000

A two-bedroom semi-detached house featuring a spacious lounge/diner, kitchen, and utility room, along with two double bedrooms, a bathroom, and a cloakroom. The property also benefits from a large rear garden, driveway parking, and no upward chain.

The property opens into an entrance hallway with a useful understairs storage cupboard, leading through to a spacious lounge diner. The entrance hallway also leads into the kitchen, with a utility room allowing access to the rear garden.

Upstairs, the first floor offers two double bedrooms, a bathroom, and a cloakroom. The landing includes both a double and a single cupboard for storage, along with access to the loft via a hatch.

Externally, the property benefits from a generously sized rear garden with a brick built and a side gate that leads to the front drive providing parking and garden..

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.

ENTRANCE HALLWAY

11'11" x 6'0" (3.65 x 1.83)

An entrance hallway with an understairs storage cupboard.



LOUNGE DINER

25'6" x 9'1" (7.78 x 2.77)

A generously sized lounge diner with a bay window.



KITCHEN

9'6" x 10'1" max (2.92 x 3.09 max)

A range of shaker style base and wall units with worktops over and tiling above. A stainless steel sink, drainer and mixer tap. With recess spaces for a cooker and washing machine.



UTILITY ROOM

8'3" x 7'6" (2.54 x 2.31)

Offering extra space for white goods, including a fridge freezer and tumble dryer, with a door leading out to the rear garden.



FIRST FLOOR

The landing offers both a double and a single storage cupboard, along with access to the loft via a hatch.



BEDROOM TWO

10'0" x 8'11" (3.05 x 2.72)

A second double bedroom with double built in wardrobes overlooking the rear garden.



BEDROOM ONE

11'11" x 11'8" (3.64 x 3.58)

A double bedroom featuring a recessed space suitable for a double wardrobe, with dual-aspect windows overlooking the front of the property.



BATHROOM

5'9" x 2'8" (1.76 x 0.82)

A panelled bath with a Micra electric shower over and shower screen. With a vanity wash basin, laminate flooring and an extractor fan.



CLOAKROOM

5'9" x 2'8" (1.76 x 0.82)

A low level W.C and laminate flooring.



REAR GARDEN

A generously sized rear garden featuring a patio area, a brick-built garden shed, and a gravelled section. The space also includes a mature tree and a side gate providing access to the front garden.



OUTSIDE

The front of the property has driveway parking, a laid lawn with a mature shrubbery and a mature tree border.



AGENTS' NOTES:

EPC RATING: E 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 £1,385.27 for the year 2025/2026).

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 Variable, O2 Limited, Three Variable, Vodafone Variable

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

PARKING: Private driveway

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

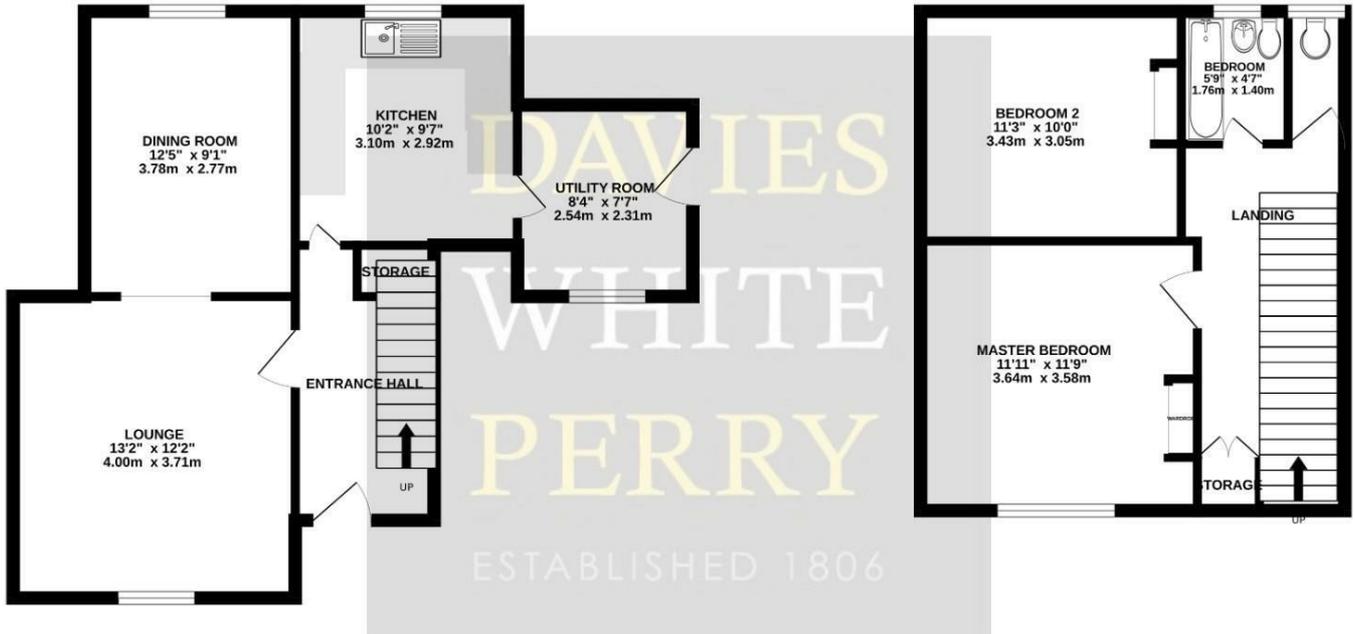
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

Ground Rent - £493.52 for year 2025.

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 High Street, continue onto Upper Bar and turn right onto Wellington Road at the round about take the third exit onto Wellington Road A518. At the roundabout take the second exit and continue on the A518. At the next round about take the third exit onto Station Road, turn left onto Primmer Road, the property is on the right hand side and can be identified with a for sale board.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	82
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.