



Helping *you* move



17 Primmer Road, Donnington

Offered for sale with no upward chain, a Two Bedroom Semi-Detached House with generously proportioned living accommodation and driveway parking. Conveniently located for a range of neighbourhood amenities and education facilities.

Offers in the Region of

£185,000

17 Primmer Road, Donnington, Telford, TF2 8LD

Overview

- Semi-Detached House
- No Upward Chain
- Full depth Lounge / Diner
- Kitchen
- Storage Room
- Two Bedrooms
- Bathroom with Separate WC
- Gardens to front & rear
- Off Road Parking Space
- Gas CH, Double Glazing
- Estate S/Ch payable
- EPC C, Council Tax A



Location

Situated within the established residential locality of Donnington, on the edge of The Humbers, conveniently placed for Greenfields Farm Shop and Dobbies Garden Centre. Donnington is served by a range of shops, Supermarket, Leisure Centre, Primary and Education facilities within the neighbouring Districts along with Granville Country Park and Riding Stables and The Shropshire Golf Club in Muxton. An excellent road network links the property to all parts of the area including the traditional Town of Newport and the modern shopping and leisure facilities of Telford Town Centre.

Brief Description

Offered for sale with no upward chain, this property would be a fantastic purchase for first time buyers or investors.

The front door opens into the through hall with stairs to the first floor. The full depth lounge/diner is situated to the left hand side, having dual aspect to both front and rear, with useful serving hatch to the kitchen. To the rear is the generous kitchen, which is fitted with a range of base and wall mounted units, window to the rear and provision for appliances. Off this is a useful storage room, which could be converted into a utility, workshop or used as an office, which has a courtesy door to the garden.



Stairs ascend to the first floor Landing with useful storage cupboard. Bedroom One overlooks the front and Bedroom Two overlooks the rear, both having useful built-in wardrobes. These bedrooms both share the bathroom, which has a shower over the bath and separate WC. The accommodation does benefit from gas central heating and double glazing throughout.

Externally, there are lawned gardens to the front and rear, with driveway parking to the front for one vehicle.

NOTE

We are advised there is a Management Charge which is approximately £445 per annum payable to Preim Ltd. This is towards the upkeep of the surrounding area.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. We are advised there is a Management Charge which is approximately £445 per annum payable to Preim Ltd. This is towards the upkeep of the surrounding area.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band A (currently £1,451.80)

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Telford Town Centre take the A442 Queensway to Trench Lock Interchange, take the A518 New Trench Road at the third Island (Donnington Island) take the first exit onto Station Road taking the 2nd left onto Primmer Road. Follow this around to the right, where the property can be found on the right hand side, after a short distance.

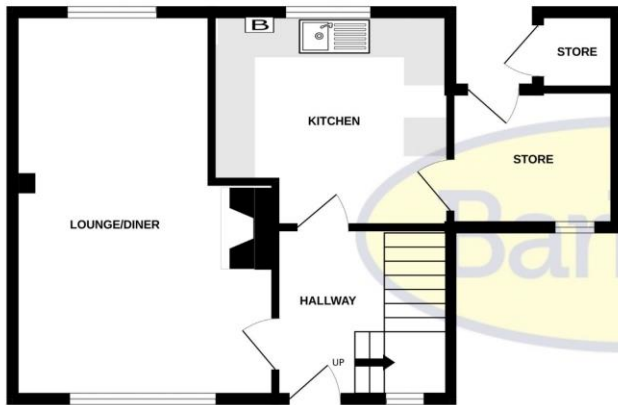
METHOD OF SALE

For Sale by Private Treaty.

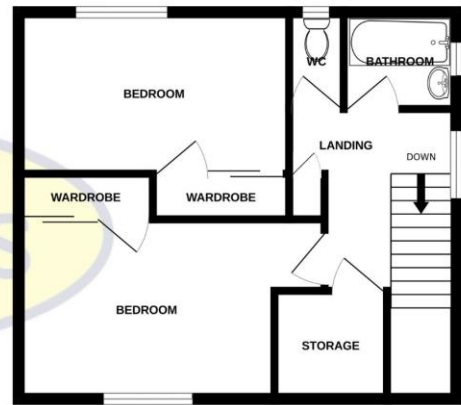
Ref: WE40196.300426

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which 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 Movebutler, and is non-refundable.

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.
Made with Metropix ©2026



All measurements quoted are approximate:

LOUNGE/DINER 18' 11" x 12' 10" max (9'9" min) (5.77m x 3.91m)

KITCHEN 12' 1" x 9' 11" (3.68m x 3.02m)

STORE ROOM 8' 1" x 6' 7" (2.46m x 2.01m)

BEDROOM ONE 12' 8" x 8' 9" (3.86m x 2.67m)

BEDROOM TWO 13' x 7' 11" (3.96m x 2.41m)

BATHROOM 5' 7" x 4' 9" (1.7m x 1.45m)

Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C	69 C	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.