



**Estate Agents
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68 Cordingley Way, Donnington, Telford, TF2 7LN
Offers In The Region Of £205,000

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Donnington has a good range of local amenities, including a doctors surgery, pharmacy, parade of shops, supermarkets and dental surgery. There is easy access to playing fields and several local country parks. A community theatre, organised youth clubs and sporting activities are within walking distance. A good bus service runs between Telford Town Centre and Stafford, linking local train stations, and there is easy access to the main roads and motorways.

The property is offered with no upward chain and is set out in further detail below;

Front door into uPVC PORCH, further door to...

Entrance Hall

With radiator.

Full-Depth Lounge

17'10" x 10'10" (5.45 x 3.32)

Having a front aspect double glazed window and radiator. Central fireplace incorporating an modern electric fire. Sliding doors to...

Conservatory

8'11" x 8'9" (2.74 x 2.68)

Partially bricked walls with uPVC double glazed elevations above and translucent roof. Door to rear garden. Power sockets.

Kitchen - Dining Room

17'10" max x 14'2" max (5.44 max x 4.32 max)

Having base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Integrated oven with 4 ring gas hob above. Space for washing machine. Radiator. Door to Garage and sliding patio doors to greenhouse.

Stairs from the Entrance Hall rise to the first floor Landing having hatch to loft, cupboard housing combination boiler and rear aspect double glazed window.

Main Bedroom

11'9" x 11'1" (3.60 x 3.39)

Double bedroom having a front aspect double glazed window and radiator. Built-in wardrobe with hanging rail.

Second Bedroom

10'11" x 9'8" (3.34 x 2.95)

Double bedroom having a front aspect double glazed window and radiator. Built-in wardrobe with hanging rail.

Third Bedroom

7'11" x 7'8" (2.42 x 2.34)

Rear aspect double glazed window and radiator.

Bathroom

Being partially tiled having a panelled bath with electric shower head above. Wash bowl basin with cupboard below. Radiator and rear aspect double glazed window.

Separate WC

Having a low-level flush WC, radiator and rear aspect double glazed window.

Outside

Driveway to the front provides ample off-road parking for several vehicles leading to the GARAGE. Mature gardens to the right, offering scope for further parking if required.

The rear garden is of good size offering scope for further landscaping. Two greenhouses and garden shed.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: B

EPC RATING: D

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: Telford is an historic mining area and potential purchasers are advised to make their own enquiries with regards to this.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From the 'Gun' island at Donnington, continue along Wrekin Drive passing the parade of shops and the amulance station. At the traffic lights (four ways) turn right onto Oakengates Road and take second right into Cordingley Way, turn second left and the property can be found on your left handside.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only

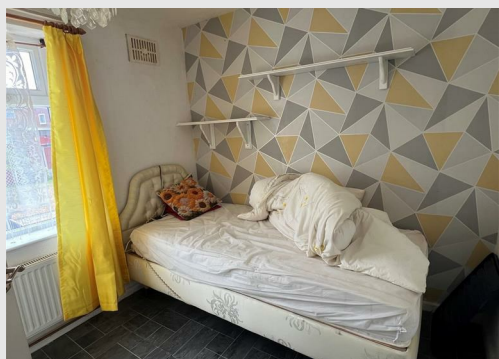
intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

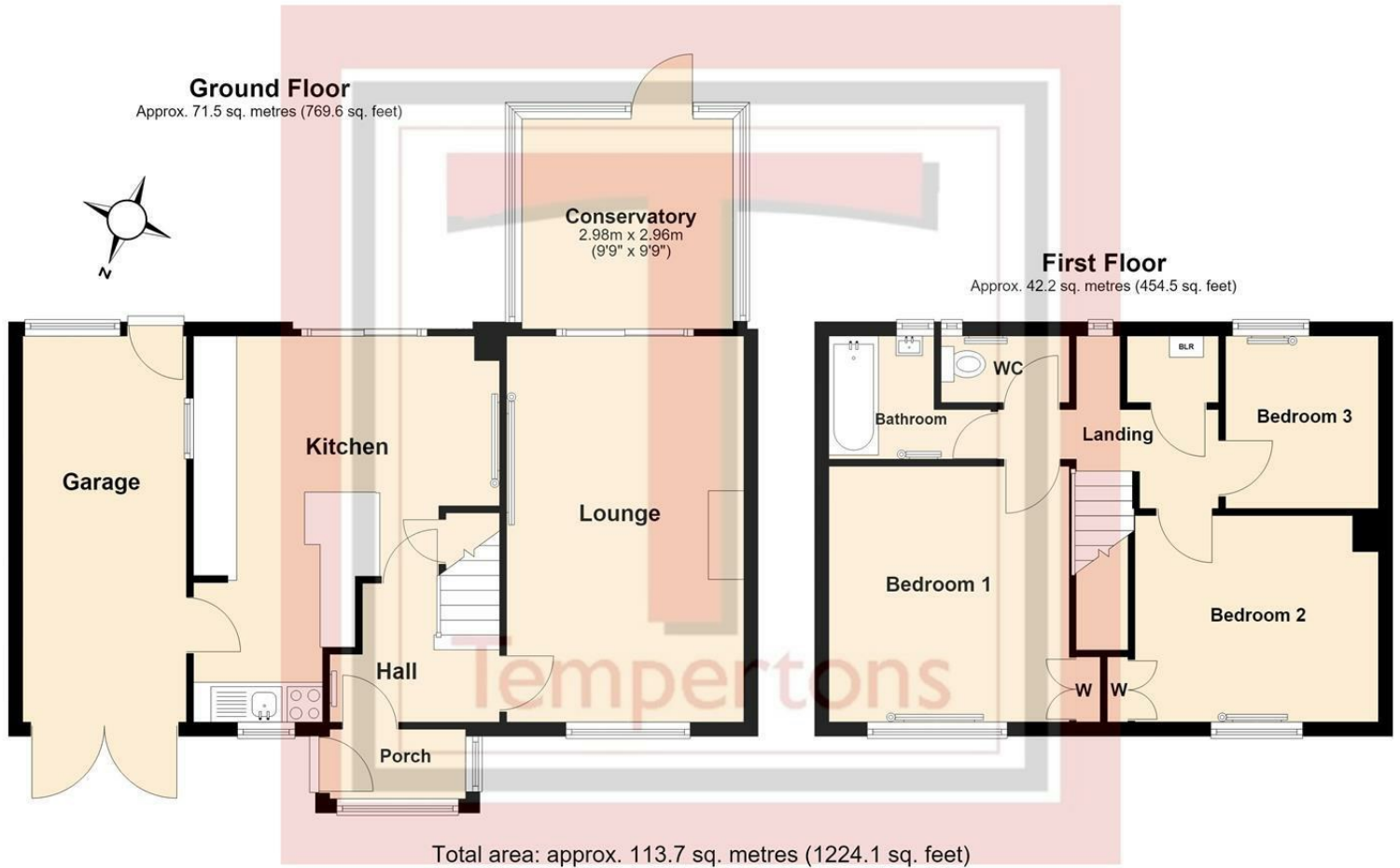
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





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		
	60	67
England & Wales		EU Directive 2002/91/EC



This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

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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.