



Helping *you* move



## 6 Poppy Drive, Donnington Wood, Telford, TF2 7RP

A well presented Detached Bungalow, situated within a lovely cul-de-sac location. The property has a comfortable Lounge, Fitted Kitchen, Conservatory, Two good sized Bedrooms and a modern Bathroom. Externally there is an Attached Garage which is currently fitted out as a useful Utility Room, Off Road Parking and an enclosed Rear Garden.

Offers in the Region of  
**£250,000**



# 6 Poppy Drive, Donnington Wood, Telford, TF2 7RP

## Overview

- A Beautifully Presented Detached Bungalow
- Situated in a Sought After Cul de Sac Location
- Two Good Sized Bedrooms
- \* No Upward Chain \*
- Comfortable Lounge, Fitted Kitchen
- Conservatory with Views Over the Rear Garden
- Modern Bathroom
- Off Road Parking
- Enclosed Rear Gardens
- Attached Garage, Currently Used as Utility Room
- EPC Rating - D, Council Tax Band C



## BRIEF DESCRIPTION

A beautifully presented Detached Bungalow, pleasantly situated within a sought-after cul-de-sac location, offering well-proportioned and desirable accommodation. The layout comprises: A welcoming side Entrance Hall, a comfortable Lounge, Fitted Kitchen, and a Conservatory enjoying views over the Rear Garden. There are Two well-sized Bedrooms and a modern Bathroom. The property also benefits from an Attached Garage, which has been thoughtfully fitted out as a useful Utility Room. Set back from the road, the bungalow enjoys a neat Front Garden and Off Road Parking, while to the rear there are attractive, Enclosed Gardens providing a private and enjoyable outdoor space.

## LOCATION

Situated in the established residential locality of Donnington Wood the property is served by a range of neighbourhood facilities in the local centre along with Green Fields Farm Store, Dobbies Garden Centre and Asda Supermarket a short distance away. Newport with its High Street stores, smaller specialist shops, indoor market and supermarkets is approximately 5 miles distance and Telford which offers more comprehensive shopping, leisure and employment facilities is approximately 5 miles in the opposite direction. The location is conveniently situated within easy access of the West Midlands road network, in particular the M6 and the M54.



Your **Local** Property Experts  
01952 820 239



**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services 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/>

**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

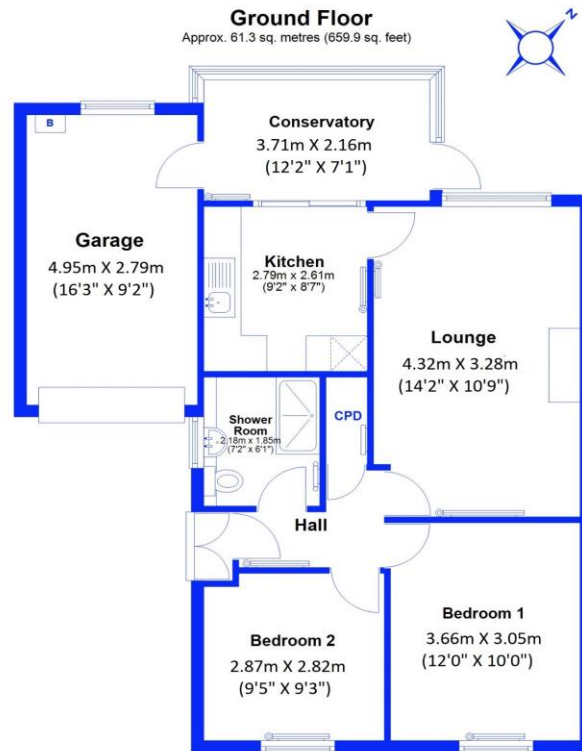


**DIRECTIONS:** From our office in Newport High Street, take the Wellington Road /A518 in the direction of Telford for approximately 4 miles. Upon reaching the Clock Tower Roundabout, take the 1st exit onto School Road/A4640, carry on along this road for 0.9 miles and at the Donnington Wood Roundabout, take the 3rd exit onto Celandine Way, go to the bottom of this road then turn right onto Columbine Way then right onto Campion Drive, turn left onto Poppy Drive and the property will be located on the left hand side.

**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:** 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.





Total area: approx. 61.3 sq. metres (659.9 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp.

**6 Poppy Drive, Donnington, Telford**



## 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 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)

**Barbers**

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.